



17 Signet Square, Stoke, Coventry, West Midlands. CV2 4NZ

Enjoying open aspects over a central open green and playground, this well appointed third floor two bedroomed flat is in need of total refurbishment and redecoration and is to be sold with no chain. Incorporating communal staircase to the third floor, entrance hall, open plan lounge/kitchen, two good sized bedrooms and bathroom. There is one allocated car parking space and the property is surrounded by communal gardens and. Being well served and within easy walking distance of the city centre and represents an ideal first time buy or buy to let investment opportunity. We have been advised by the vendors that there are 133 years unexpired on the lease



Offers in Excess of £99,950 Leasehold

PROPERTY DESCRIPTION

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FEATURES

- Well appointed third floor apartment
- Open views to the front across an open green
- In need of refurbishment and redecoration
- Open plan lounge/kitchen
- Two bedrooms and bathroom
- Allocated car parking space
- Vacant possession with no chain
- 133 Year Lease



ROOM DESCRIPTIONS

Communal Staircase

Leading to second floor.

Entrance Hall

With cloaks cupboard.

Open Plan Lounge/Kitchen

Lounge Area

4.36m x 3.7m (14' 4" x 12' 2")

With double glazed double doors.

Kitchen Area

3.88m x 1.68m (12' 9" x 5' 6")

Requiring total refurbishment.

Bedroom One

2.58m x 2.57m (8' 6" x 8' 5")

Bedroom Two

2.58m x 3.11m (8' 6" x 10' 2")

Bathroom

2.58m x 1.57m (8' 6" x 5' 2")

With white three piece suite.

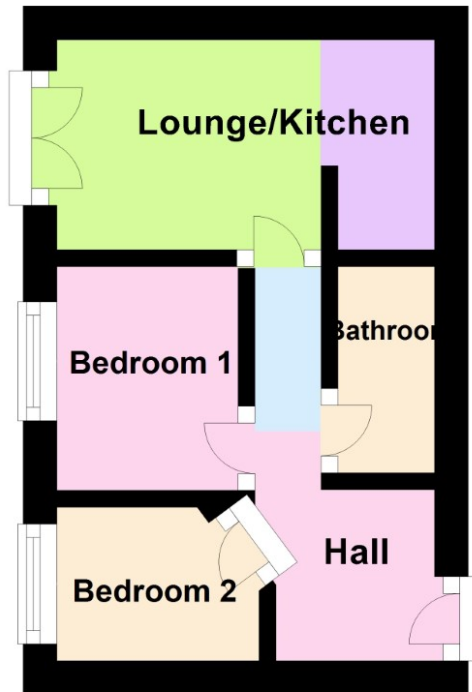
Outside


Accessed via a car park with communal garden and views across a central open green with childrens playground.

Tenure

We have been advised by the vendors that the Lease Term is 150 years from 1 January 2005 (133 years unexpired), a service charge is £952.02 per annum and a ground rent of £60.00 per annum.

Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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