



TAILOR MADE
SALES & LETTINGS



Rathbone Court

477 Stoney Stanton Road, Coventry, CV6 5EA

Offers Over £120,000



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Full description

Tailor Made Sales and Lettings are delighted to offer this very presented, bright and airy two double bedroom modern apartment located on the top floor of the popular block off the Stoney Stanton Road.

The property has great transport links in and out of the city and a wide selection of shops and amenities close by.

***CURRENTLY THERE IS A TENANT IN SITU ON A ROLLING PERIODIC AGREEMENT, PAYING £650 PER CALENDAR MONTH, GENERATING A GROSS YIELD OF 6%**

The accommodation comprises a large open plan living / dining / kitchen area with pleasant views over the park, two double bedrooms, the master with en-suite shower room and refurbished modern bathroom and secure gated allocated parking.

Lounge

Open plan to Kitchen with double glazed window and electric heater.

Kitchen

Open plan to lounge range of matching floor and wall mounted units with fitted oven, hob, extractor and sink. space for fridge freezer.

Bedroom One

Double bedroom with double glazed window, electric heater and doorway to ensuite.

Ensuite

White suite consisting of WC, Sink and Shower Cubicle.

Bedroom Two

Double bedroom with double glazed window and electric heating.

Bathroom

White suite consisting of WC, Sink and bath with shower over. Heated towel rail.

ABOUT US

Tailor Made Sales & Lettings is a family run business. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 15 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We

believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

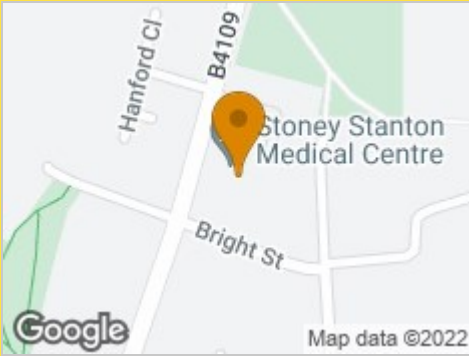
Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not

constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



Road Map



Hybrid Map



Terrain Map



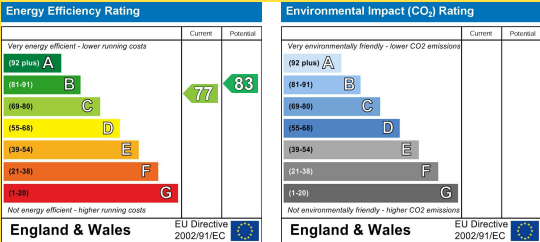
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.