



Flat 1 Hidcote House, 2 Penruddock Drive, Coventry, CV4 8LN

Offers In The Region Of £162,000

- Two Bedroom Ground Floor Ex Show Apartment
- Secure Communal Entrance
- Reception Hall With Two Good Storage Cupboards
- Breakfast Kitchen With Appliances
- Three Piece Bathroom With Shower
- Ideal First Time Buy Or Investment With Rent Of £1,000 pcm
- Energy Rating C - 80
- Living/Dining Room With French Doors Onto Patio
- Two Double Bedrooms
- Coventry City Council - Tax Band C

Penruddock Drive, Coventry CV4 8LN

A well presented ground floor former show apartment in a convenient residential location, within close walking distance of Tile Hill railway station and close to Kenilworth, Coventry, Westwood Business Park and Warwick University. This apartment is offered for sale with vacant possession and no chain. The accommodation offers: communal hallway, security intercom system, door reception hallway, good size living/dining room with doors onto the patio, high gloss kitchen with appliances, two double bedrooms, bathroom with temperature control shower over bath, parking for one vehicle. The property has full gas fired central heating and double glazing and is offered for sale with no onward chain with a projected rental income of £1,000 per calendar month, viewing is recommended.



Council Tax Band: C



Approach

Approached via a private block paved and tarmacadam forecourt leading to a secure hardwood panelled door leading into the communal hall with letter compartment/box, communal lighting and panel heater and panelled door into the

Reception Hall

Radiator, inset mat well, wood laminate flooring, two ceiling lights, telephone intercom system, telephone point, panelled door through to useful storage cupboard with hanging and shelf over, also housing the wall mounted electric isolation unit, second storage cupboard with hanging rail and shelf over.

Living/Dining room

With double glazed double doors with inset matting directly onto a patio ideal for summer sitting, ceiling light, radiators, range of double power points, radio, t.v. and telephone points, space for dining table, opening to the

Open Plan Breakfast Kitchen

Fitted with a range of quality high gloss black fronted base and wall units with chrome handles, light granite effect rounded edge work surface, integrated appliances comprising: electric fan assisted oven and grill, four ring stainless steel hob, concealed illuminated extractor hood over, American fridge freezer and Hotpoint washer/dryer included in the sale, single drainer stainless steel sink unit with mixer tap, laminate effect vinyl floor covering, ceramic tiling to splash back areas, range of double power points, concealed cupboard housing the Ideal Logic combi 35 boiler servicing the hot water and central heating, PVCu double glazed window to front and side, two ceiling strip lights, smoke alarm, vinyl floor, radiator, space for small breakfast table.

Double Bedroom One

Range of double power points, t.v. and telephone points, radiator, double glazed windows to two elevations and ceiling light.

Double Bedroom two

With double glazed window to rear, central ceiling light point and radiator.

Bathroom

Three piece white suite, low level w.c., pedestal wash hand basin, panelled bath with glazed shower screen, central mixer tap, temperature control shower attachment with matching chrome fittings, soap holder,

ceramic tiling to full height to shower and half height to basin and w.c., opaque double glazed window, ceramic tiled floor, radiator, ceiling light, extractor fan.

Outside

To the rear of the property there is a block paviour and tarmacadam forecourt, with parking for one vehicle, visit spaces, communal bin store and bike store.

Service charge

The property is leasehold 125 years from 1 January 2010 (less 3 days)

Lease Term Remaining 111 years . The service charge is £1000 per annum with a ground rent of £200 per annum.

Tenure

The property is Leasehold.

Sevices

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

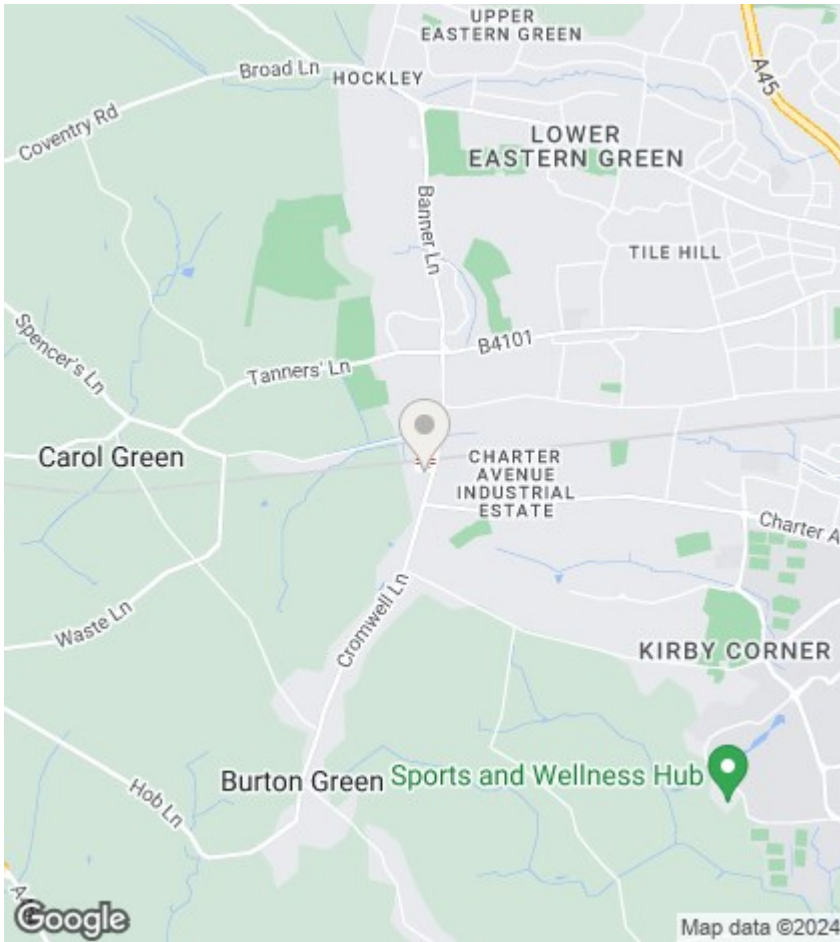
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Please note some of the imagery has been digitally enhanced to show furniture in some of the rooms.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

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

Ground Floor

Approx. 56.0 sq. metres

