

Vienna House, 61 Bakers Lane, Chapelfields, Coventry, CV5 8PP

£135,000

- Ground Floor Apartment For Sale With No Chain
- Electric Heating And Double Glazing
- Two Bedrooms And Family Bathroom
- Unallocated Parking
- Ideal Investment Or First Time Purchase
- EPC Rating D - 65
- Lounge And Fitted Kitchen
- Coventry City Council Tax Band B

Vienna House, Chapelfields CV5 8PP

Located on Bakers Lane in the sought-after suburb of Chapelfields, this well-maintained ground floor apartment is offered with no onward chain and would make an ideal buy-to-let investment or first-time purchase.

The accommodation includes an intercom-secured entrance, a spacious lounge opening into a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. The apartment benefits from double glazing throughout and electric heating. Chapelfields is a popular residential area west of Coventry city centre, known for its friendly community and excellent local amenities. Residents enjoy a range of nearby shops, cafés, and pubs, as well as easy access to larger retail parks and public transport links. The city centre, university, and railway station are all within easy reach, making this a convenient and desirable location



Council Tax Band: B



Communal Entrance

With security intercom entrance.

Entrance Hallway

With all doors off to

Lounge

11'1" x 13'11"

Window to the rear, panel heater and door into the fitted kitchen.

Fitted Kitchen

8'10" x 7'3"

Having wall and base units, roll topped worksurface with an inset sink unit, built in oven, hob and extractor. Space for fridge freezer and plumbing for washing machine.

Bedroom One

8'2" x 11'1"

Window to the rear and a panel heater.

Bedroom Two

8'11" x 10'9"

Window to the rear with a night storage heater beneath.

Bathroom

Having a close coupled wc, pedestal wash hand basin and a panelled bath with shower over. Tiling to splashbacks.

Leasehold Information

The property is leasehold. There is an remaining term of 94 years with the lease expiring on 25th March 2120.

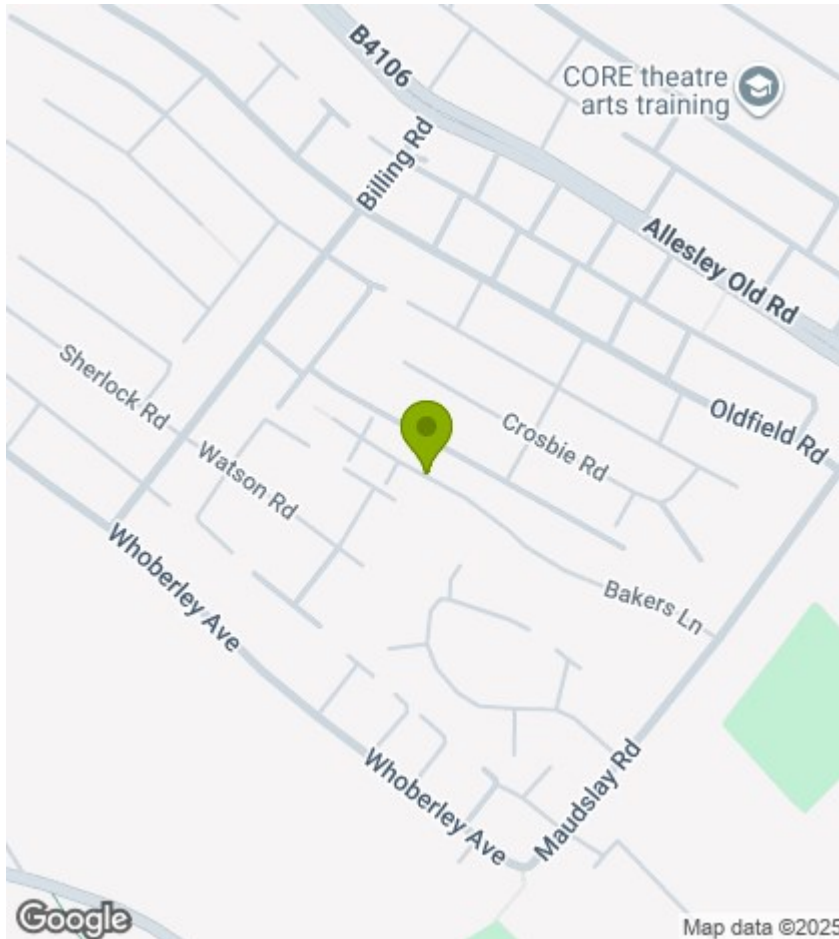
The ground rent is £158 per annum and the management charge is £1,375 per annum. Payable to Estates & Management(E&M Ltd)

Services

All mains, with the exception of gas, are connected.

Fixtures & Fittings

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



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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. 49.6 sq. metres

