

## Rosemary Close , Coventry, CV4 9PA Offers over £85,000

**CASH BUYERS ONLY** - Evans Estates is delighted to present this charming two-bedroom ground floor flat located in the desirable area of Tile Hill, Coventry. This well-appointed property offers a comfortable living space, ideal for individuals or small families seeking a convenient and modern home.

Upon entering, you will find a welcoming communal entrance leading to the flat. Inside, the accommodation features an entrance hall that guides you to a spacious lounge, perfect for relaxation and entertaining. The kitchen is well-equipped, providing a functional space for culinary pursuits. The flat boasts two inviting bedrooms, offering ample room for rest and personalisation. Additionally, there is a dedicated office space, ideal for those who work from home or require a quiet area for study.

The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The bathroom is conveniently located, catering to the needs of residents and guests alike. Externally there is a patio area.

This flat is part of a leasehold arrangement, with the original lease issued in 1987 for 125 years, leaving approximately 85 years remaining. The ground rent is a modest £10 per year, complemented by a service charge of approximately £800 per calendar year, which

- No Upward Chain
- Two Bedrooms
- Lounge and Kitchen
- Office

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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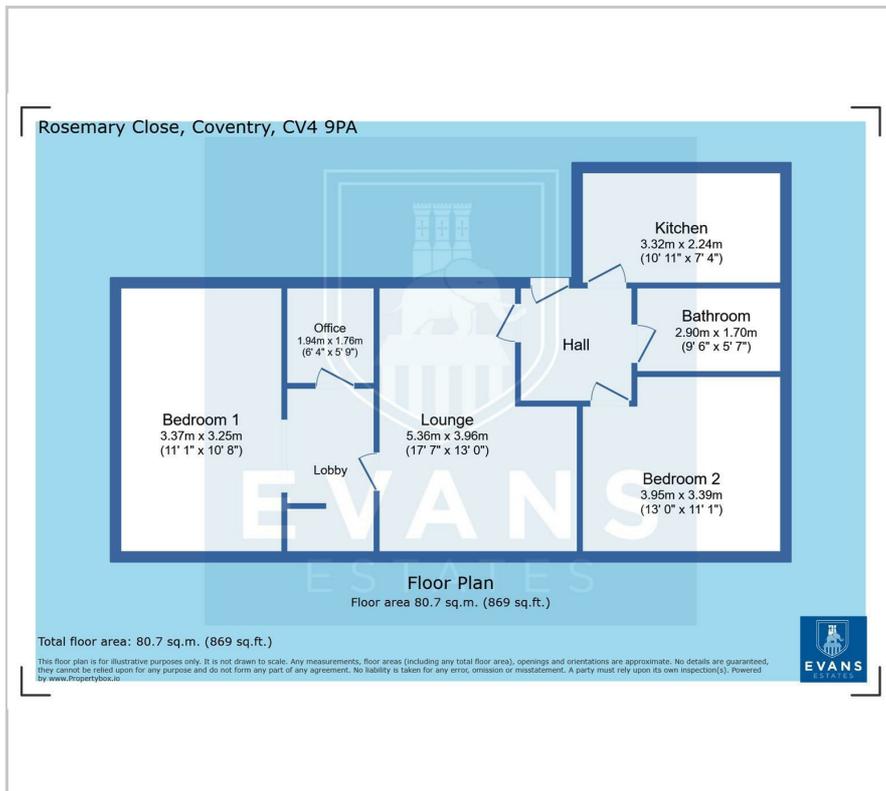


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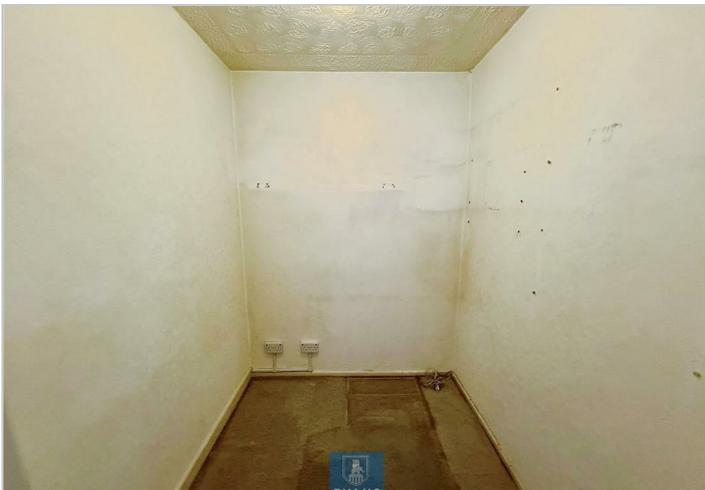
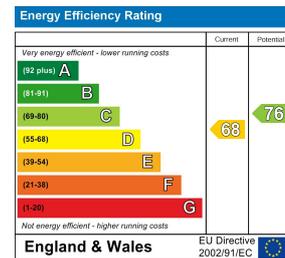
## Floor Plan



## Area Map



## Energy Efficiency Graph



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