

**LOT  
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**9 Ardea Court, David Road,  
Stoke, Coventry CV1 2BF**  
\*Guide Price: £110,000 - £130,000



## **DESCRIPTION**

2 bedroom leasehold first floor flat. With double glazing. 1 bathroom plus ensuite to master bedroom. Ideal investment opportunity. Leasehold with approximately 114 years remaining.

## **ACCOMMODATION**

### **FIRST FLOOR**

Open plan kitchen and lounge: 18ft 7in max x 14ft 6in max

Bathroom

Bedroom 1 (plus ensuite): 15ft 11 max x 10ft 1in max

Bedroom 2: 12ft 3in x 8ft 2in

### **OUTSIDE**

Allocated parking space.

## **TENURE**

Leasehold with vacant possession.

Term: 125 years from 01/01/2008

Ground rent: See legal pack

Service charge: See legal pack

## **EPC RATING: C**

## **ADDITIONAL COSTS**

Administration Fee: £675 (£562.50 plus VAT)

Please see the legal pack for any further costs.