



## Excellent 1 Bed Apartment for Sale in Coventry



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 177,208.87

### Locatie

Aanbevolen Auto Onderdelen:	United Kingdom
Staat/Regio/Pronvincie:	England
Plaats:	Coventry
Adres:	Queens Road
Postcode:	CV1 3EJ
Geplaatst:	24-07-2025
Omschrijving:	Excellent 1 Bed Apartment for Sale in Coventry UK

Esales Property ID: es5554690

### Property Location

16 Queens Road

Coventry

West Midlands

CV1 3EJ

United Kingdom



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## Property Details

### Modern Urban Living and Smart Investment: A 1-Bedroom Apartment in Coventry City Centre

Nestled in the vibrant heart of Coventry's thriving city centre, a city increasingly celebrated for its dynamic culture and significant growth, this first-floor, one-bedroom apartment presents an exceptional opportunity for both astute investors and first-time buyers. Offering the perfect blend of urban convenience and contemporary living, this residence is ideally positioned to provide a peaceful retreat from the city's hustle and bustle while remaining incredibly well-connected to its most vital amenities and transport links.

### Unbeatable Central Location and Connectivity

The apartment's prime location is undoubtedly one of its most compelling features. Situated just a short 3-minute walk from Coventry Train Station, residents benefit from direct and rapid rail connections to major UK cities, including London (approximately 1 hour), Birmingham, Manchester, and Liverpool. This makes it an ideal base for commuters, professionals, and those who frequently travel. The property also boasts exceptional accessibility to Coventry's renowned educational institutions. Coventry University Library is a mere 5-minute stroll away, while the prestigious University of Warwick—ranked 9th in the UK—is just a 20-minute direct bus ride from the doorstep. This proximity makes the apartment a superb choice for students seeking a safe, private, and distraction-free living space while remaining closely connected to campus life. For international students, particularly those from Hong Kong, the University of Warwick's dedicated administrative and social infrastructure further enhances its appeal. Beyond education, the central location caters perfectly to working professionals who desire quick access to the city's employment hubs and a wide array of amenities.

Convenience for daily needs is unparalleled, with the popular Central 6 Retail Park located just behind the apartment. This retail hub offers a fantastic selection of shops covering clothing, food (including a large supermarket), hobbies, and household essentials, ensuring all your everyday needs are met with ease. For culinary enthusiasts, the surrounding area is a vibrant tapestry of takeaways and restaurants, offering diverse cuisines just steps from your doorstep, providing ample dining options for every taste and occasion.

### A Highly Attractive Investment Opportunity

For investors seeking a reliable income stream with minimal overheads, this apartment stands out as an exceptional choice. The property is currently tenanted, generating a consistent rental income of £1,080 per calendar month, equating to an impressive annual rental income of £12,960. The annual expenses associated with the apartment are remarkably low, totaling just £1,625 (£1,300 for service charge and £325 for ground rent). This results in a robust net rental income of £11,335 per annum.

With an asking price of £130,000, the apartment delivers a highly attractive gross yield of 9.9% and, more importantly, a compelling net yield of approximately 8.7%. This strong return on investment underscores the property's potential for reliable income generation and long-term capital growth in a city undergoing significant regeneration and economic expansion. The low annual expenses contribute directly



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to maximizing the investor's net profit, making this a truly smart and low-maintenance addition to any property portfolio.

## Contemporary Design and Efficient Living

Stepping inside this first-floor apartment, which spans a comfortable 458 sq.ft. (42.6 sq.m), one is immediately welcomed by a bright, airy atmosphere. The thoughtful layout flows effortlessly throughout the space, emphasizing comfort and functionality. A key feature of the apartment is its abundance of natural light, primarily through three large, south-facing windows. Two of these illuminate the open-plan kitchen and lounge area, while the third brightens the spacious bedroom.

The apartment is fully electric, with no gas supply, contributing to a modern and efficient living environment. Hot water is conveniently provided via a compact water heater discreetly located under the kitchen sink. Heating throughout the apartment is delivered through efficient, wall-mounted thermoset electric heaters, ensuring comfortable temperatures during colder months. The bathroom features a fully tiled, high-powered electric shower, offering a contemporary and low-maintenance solution.

The open-plan kitchen area boasts a sleek and modern cooking setup, complete with an integrated oven, induction hob, and extractor fan. For added convenience, essential appliances such as a washer-dryer, fridge, and microwave can be included for a small additional fee, making the apartment truly move-in ready. Practical storage needs are met by a dedicated cupboard, perfect for everyday essentials.

## Key Property Features and Practicalities

- \* Property Type: First-floor, one-bedroom apartment
- \* Size: 458 sq.ft. (42.6 sq.m)
- \* Asking Price: £130,000
- \* Energy Performance Certificate (EPC): Band C, indicating good energy efficiency.
- \* Electrical Safety: An Electrical Installation Condition Report (EICR) was completed in 2022 and remains valid until 2027, ensuring electrical safety compliance.
- \* Council Tax: Falls under a low Council Tax Band B, contributing to reduced monthly living costs.
- \* Internet Connectivity: The building offers high-speed internet with speeds of up to 1Gbps, with multiple providers available to suit individual needs, catering to modern demands for connectivity.

## Room Dimensions:

- \* Lounge/Kitchen: 4.8m x 5.2m – A spacious open-plan area designed for relaxation and entertaining.
- \* Hallway: Provides practical access to all rooms, ensuring a logical flow within the apartment.
- \* Storage Cupboard: Convenient built-in storage for everyday essentials, keeping the living space tidy.
- \* Bedroom: 3.2m x 3.4m – A bright and airy double bedroom, benefiting from a south-facing window and offering ample space for storage options.
- \* Bathroom: 2.15m x 1.75m – Features modern fittings with a clean, contemporary design, including a fully tiled electric shower.

In summary, this one-bedroom apartment in Coventry city centre represents an exceptional opportunity.



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Its prime location offers unparalleled convenience for students and professionals alike, with immediate access to transport hubs, universities, and retail amenities. For investors, the property provides a highly attractive and reliable net yield of 8.7%, underpinned by strong rental demand and low running costs. With its bright, modern interior and efficient design, this apartment is a compelling choice for anyone seeking a secure, comfortable, and strategically located property in one of the UK's most dynamic cities.

## ABOUT THE AREA

Coventry is a vibrant city located in the heart of England's West Midlands, renowned for its rich history, cultural dynamism, and significant contributions to British industry. Once a powerful medieval walled city and later a powerhouse of the British motor industry, Coventry's narrative is one of resilience and transformation. Despite the devastating bombing during World War II, which famously destroyed its medieval cathedral, the city has risen from the ashes, symbolized by the stunning modern Coventry Cathedral standing beside the ruins of its predecessor. Today, Coventry blends its historical heritage with a contemporary spirit, offering a diverse and welcoming environment for its residents.

The city is a hub of culture and innovation, evident in its numerous attractions and events. Visitors and locals can explore the Coventry Transport Museum, which houses the largest publicly owned collection of British vehicles, celebrating the city's pivotal role in the automotive industry. The Herbert Art Gallery & Museum offers diverse exhibitions ranging from historical artifacts to contemporary art. Coventry was designated the UK City of Culture in 2021, a testament to its thriving arts scene, music venues, and community spirit. From the lively independent businesses at FarGo Village to the large-scale events at the Coventry Building Society Arena, there's always something happening in this city that prides itself on its unique blend of old and new.

Coventry is also a major educational centre, home to two highly respected universities: Coventry University and the University of Warwick. These institutions attract a large student population, contributing to the city's lively atmosphere and diverse demographics. The presence of these universities, along with numerous primary and secondary schools, makes Coventry an attractive place for families. Beyond academia, the city offers a range of housing options at relatively affordable prices compared to other UK cities, coupled with excellent transport links. Its central location provides easy access to the picturesque Warwickshire countryside, offering residents a balance between urban living and natural escapes.

For connectivity, Coventry is well-served by several airports. The nearest major international airport is Birmingham Airport (BHX), located approximately 25 kilometers (around 16 miles) away, which can be reached in about 20-30 minutes by car or a direct train service from Birmingham International station. Birmingham Airport offers a wide range of domestic and international flights across Europe, the Middle East, Asia, and North America. Other accessible airports include East Midlands Airport (EMA), about 45 minutes away via the M69 and M42 motorways, and the major London airports such as London Heathrow (LHR), London Luton (LTN), and London Stansted (STN), which are further afield but still reachable within 1.5 to 2.5 hours by direct coach services or train. Coventry's excellent rail links further enhance its accessibility, with direct services to London Euston in just under an hour and Birmingham New Street in about 20 minutes.



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## MAiN FEATURES:

- \* 43m2 of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the UK
- \* Rental Potential Through Airbnb

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Tenanted: Ja

### **Algemeen**

Badkamers: 1

Afgewerkte vierkante meter: 43 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.345.994

