



## 13 Quinton Parade, Coventry, CV3 5HW

Guide price £80,000



- Vacant 1-bed over Quinton Parade shops – zero chain, instant project
- Rent sweet-spot £725-£750 pcm. 10-11% gross yield once let
- Service charge £747.61/yr & peppercorn ground rent £0.50 – costs you barely more than a coffee
- Direct park views of Quinton Park's lake, gym & green space
- Buses 17/17A at the curb; Coventry station & ring road under a mile
- Guide just £80,000 – entry price that screams upside
- Leasehold with ~100 years left – long runway, no extension panic
- Council Tax Band A – tenant-friendly bills boost demand
- Doorstep convenience – cafés, takeaway, mini-market right below
- Online auction adrenaline – download legal pack, view, set your max bid and go!

Flat 13, Quinton Parade, Cheylesmore, CV3 5HW

Guide £80,000

Vacant 1-Bed Aiming for 10-11 % Gross Yield

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