



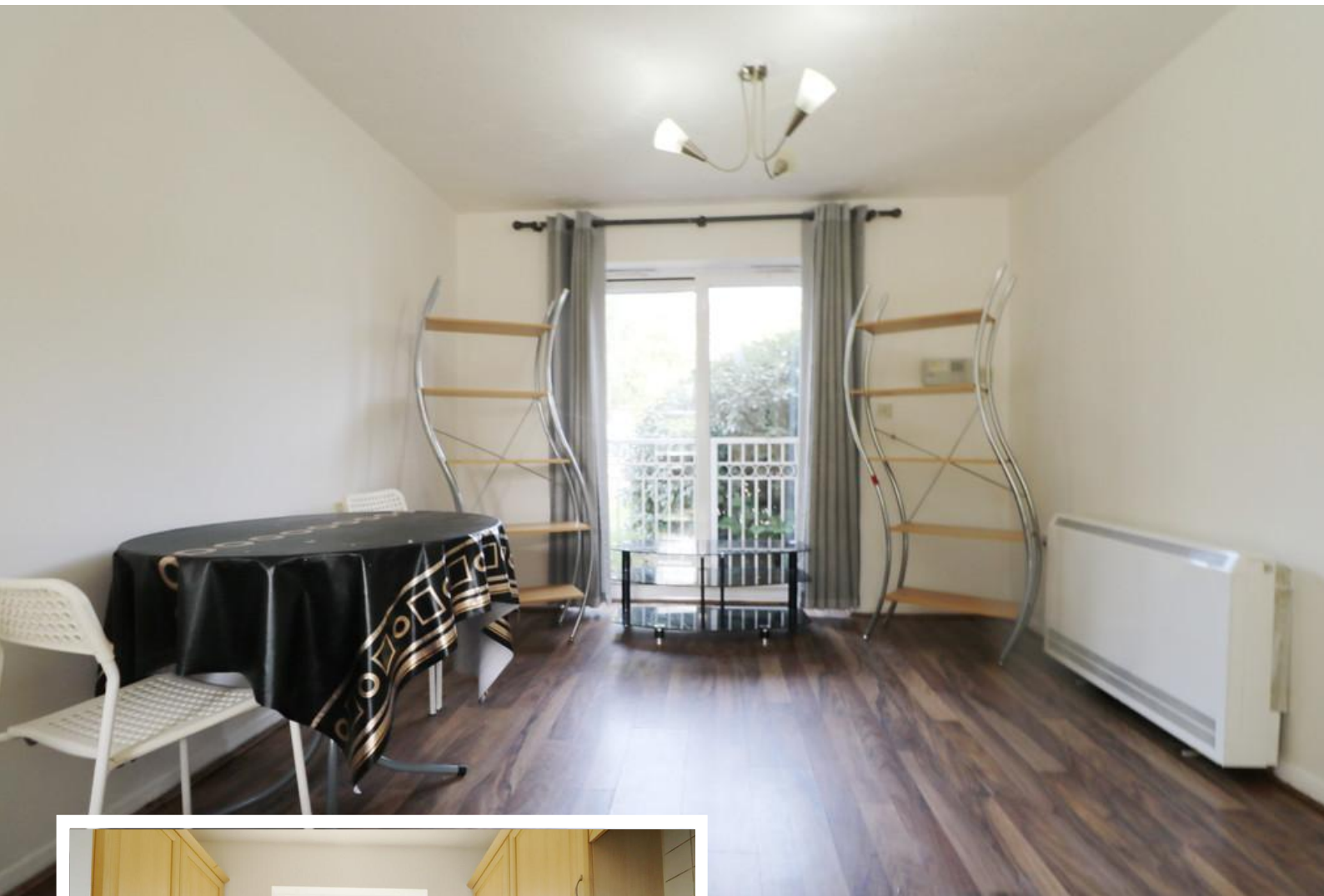
**1 Kilderkin Court
Coventry, CV1 2UF**

- Ground Floor Apartment
- Double Glazing
- Electric Storage Heating
- Spacious Living Room

Offers In Excess Of £140,000

EPC Rating '63D'





Property Description

Cloud9 Estate Agents welcome this modern two-bedroom apartment situated close to the Heart of Coventry. This is a perfect INVESTMENT OPPURTUNITY with investors expecting £1000 PCM.

Situated on the ground floor of a well-maintained development, enjoy the convenience of allocated parking and access to Coventry City Centre, the University Campus and other local amenities making this property brilliant for investors.

The apartment benefits from Allocated Parking & Double Glazing throughout. Upon entering, you are welcomed by an entrance hall leading to a spacious lounge / living room. The kitchen is fitted with integrated appliances including a hob, oven, and washing machine.

There are two well-proportioned bedrooms followed by a modern family bathroom, completing the internal accommodation.





Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

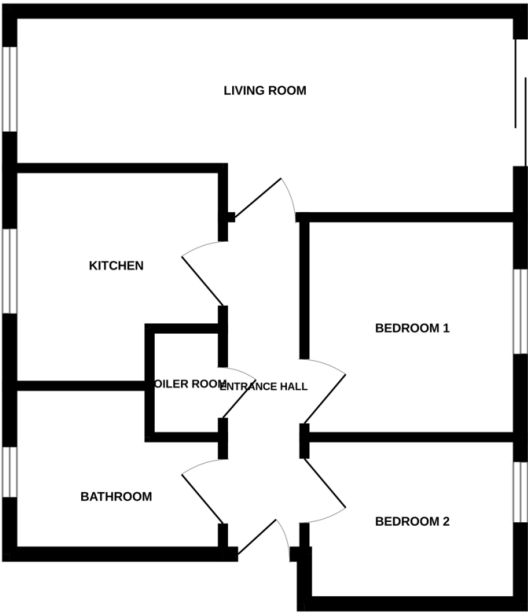
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

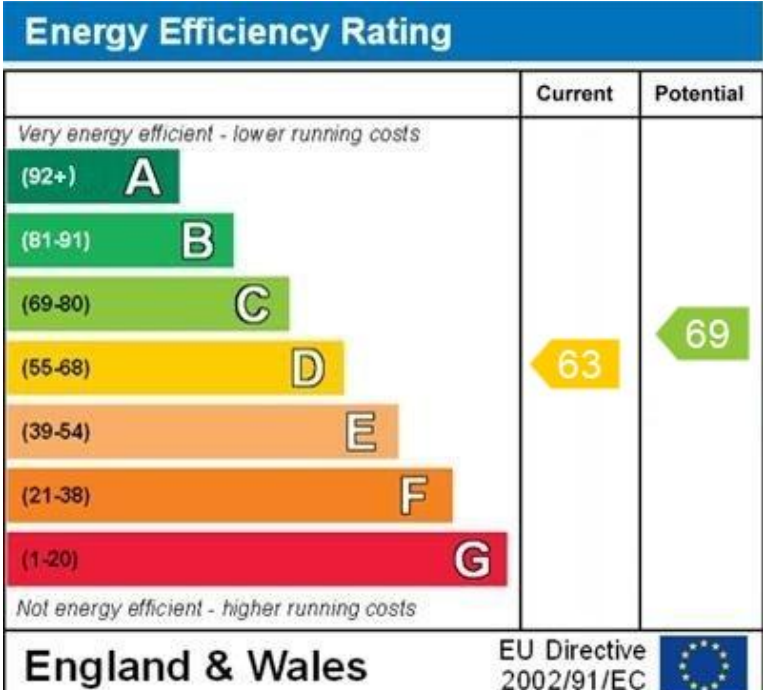


GROUND FLOOR



- LIVING ROOM
6.11m x 3.24m Max by 2.56m Minimum
- KITCHEN
2.40m x 2.42m Max
- BEDROOM 1
3.72m x 2.75m Max
- BEDROOM 2
2.50m x 1.88m Max
- BATHROOM
1.84m x 2.26m Max

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements