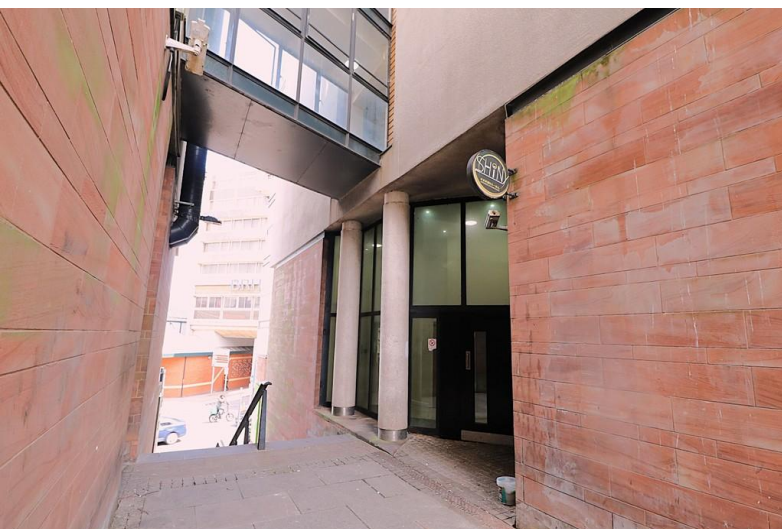




Priory Place
Coventry
CV1 5SA

- Prime Coventry City Centre Location
- Modern Second-Floor Apartment
- Allocated Parking Space
- Open-Plan Lounge and Kitchen with Breakfast Bar

Offers Over £150,000
EPC Rating '63D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estate Agents are pleased to present this beautifully maintained two-bedroom apartment in the heart of Coventry, located within the desirable Priory Place development. Positioned on the second floor, the property benefits from a clean, bright exterior and a tastefully decorated interior, offering both style and comfort. With tenants in situ until February 2026 and a rental income of £1,150 per calendar month, this is an ideal investment opportunity.

Inside, the apartment opens into a welcoming entrance hall leading to a spacious open-plan lounge and kitchen. The kitchen is thoughtfully designed with integrated appliances including a hob, oven, and cooker hood, complemented by a breakfast bar, modern spotlights and quality finishes that create a well-executed, functional space.

There are two generously sized bedrooms, with the master featuring an en suite shower room. A sleek family bathroom includes a full-size bath, and the property also benefits from an additional WC for added convenience.

With allocated parking and close proximity to Coventry University, city centre amenities, and excellent transport



links, this apartment is perfectly suited to both investors and first-time buyers seeking a stylish home in a prime location.

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.

KITCHEN/LOUNGE

2.78m x 7.47m Max by 5.33m Minimum

BEDROOM 1

3.36m x 5.15m Max

BEDROOM 2

2.79m x 3.42m Max

BATHROOM

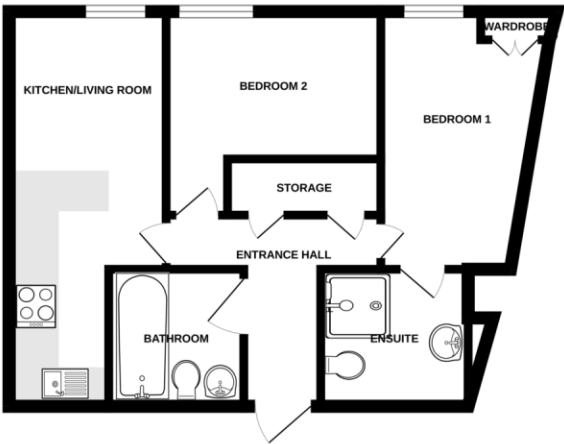
1.88m x 1.85m Max

ENSUITE

1.98m x 1.84m Max

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR 2
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA - 678sq.ft. (63.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing completed floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any minor omissions or mis-statements. This plan is to be regarded as a guide only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or condition. All dimensions are to the face unless otherwise stated.

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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