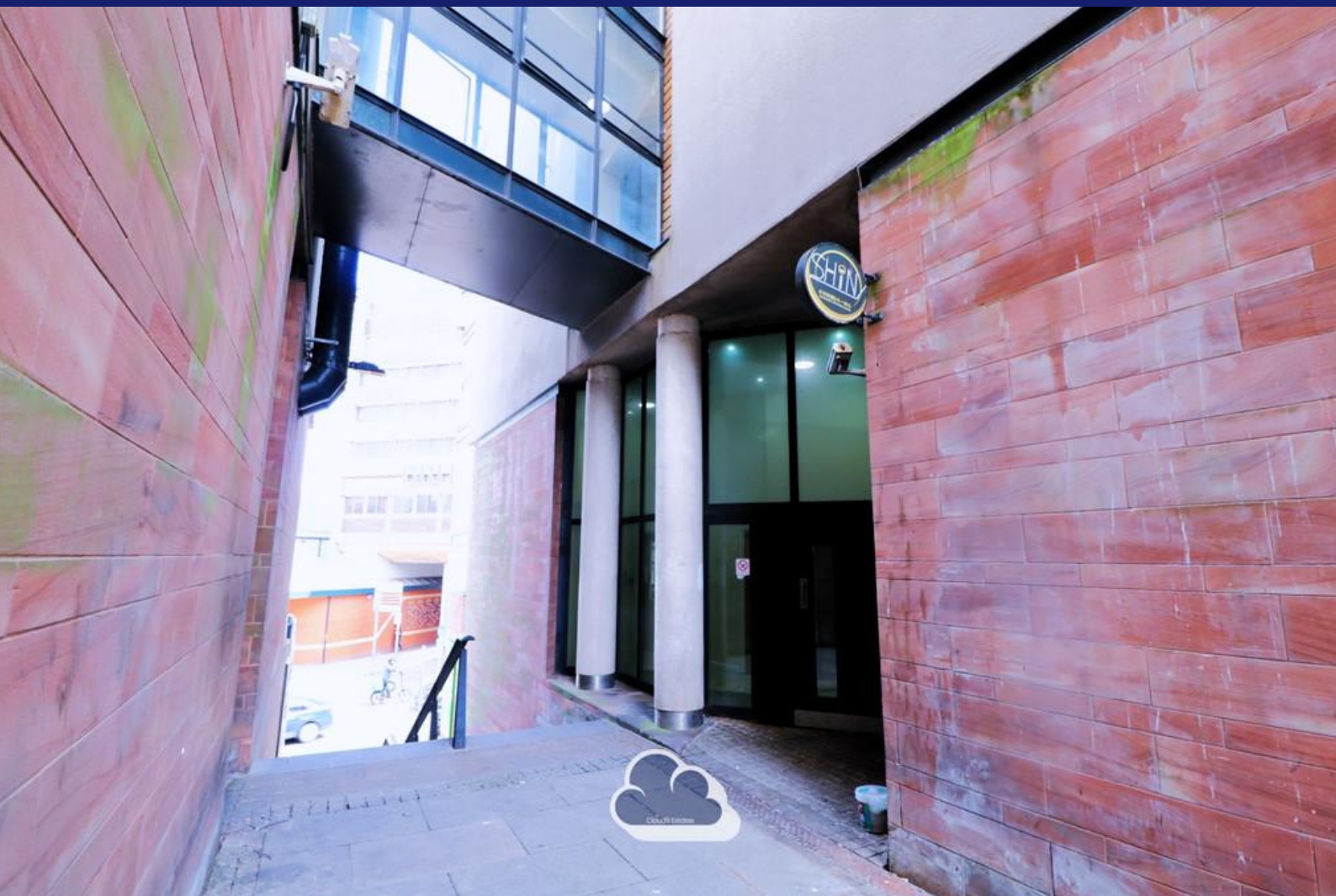
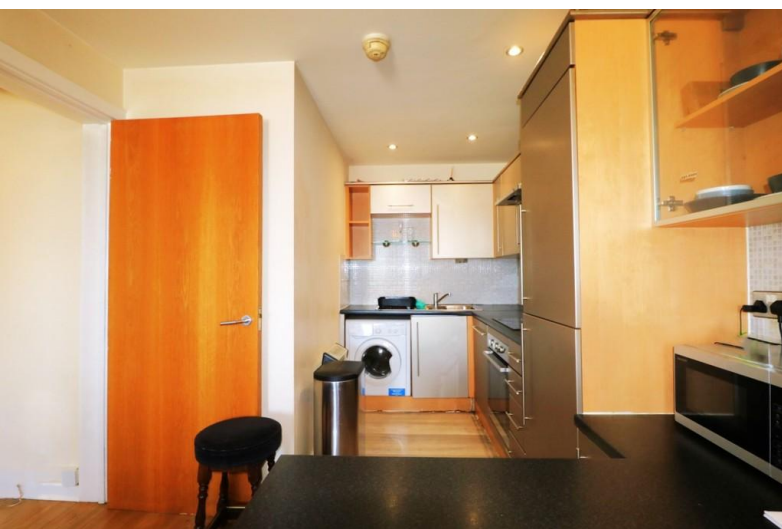


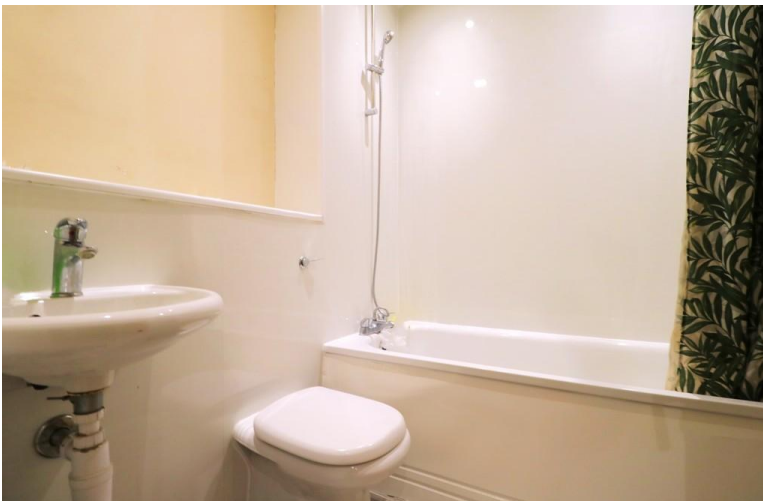
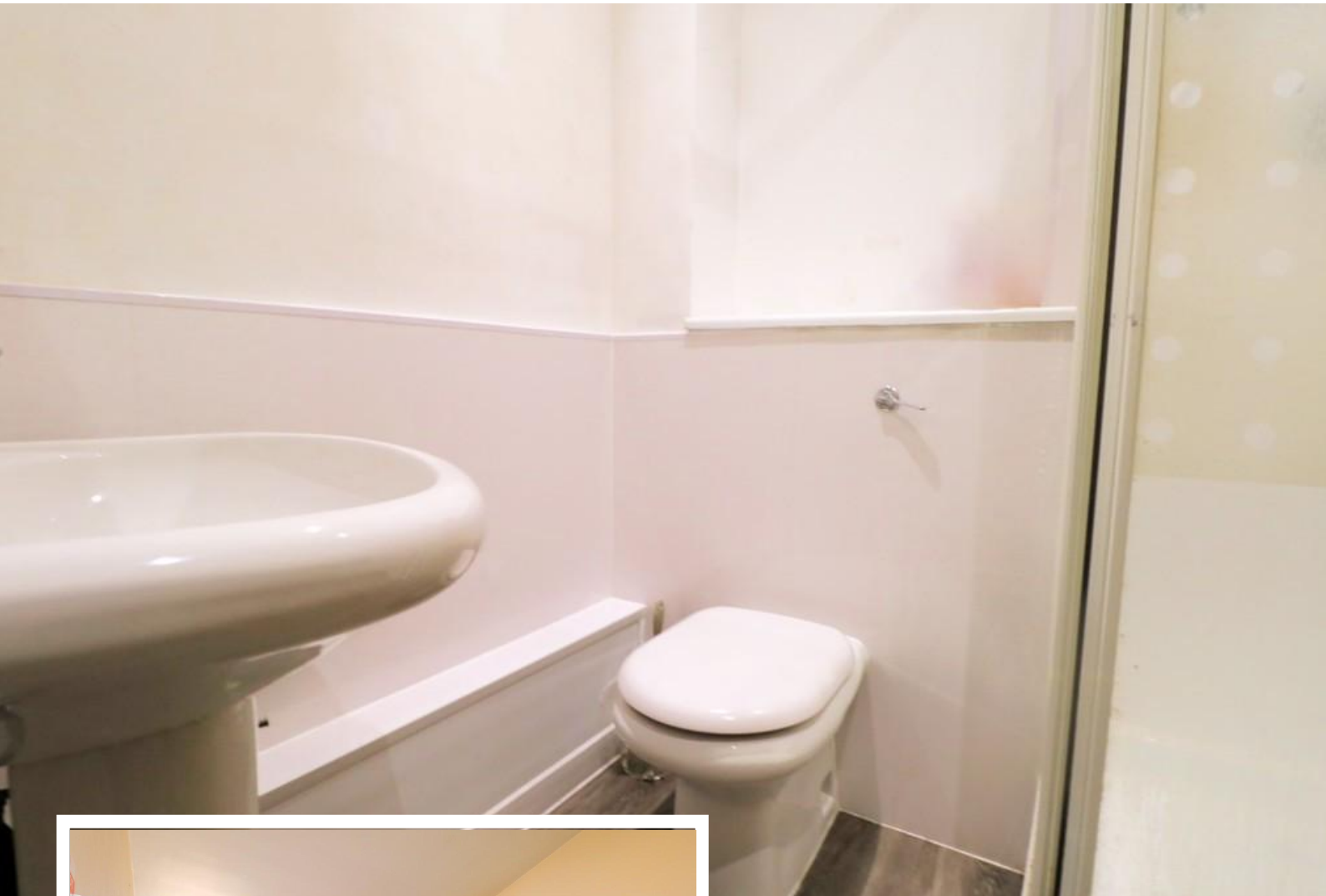


Priory Place
Coventry
CV1 5SA

- 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

With an allocated parking space, this beautifully maintained two-bedroom apartment nestled within the sought-after Priory Place development in Coventry city centre is a second-floor gem in an unbeatable location-ideal for both first-time buyers and savvy investors.

A bright and welcoming entrance hall leads to a spacious open-plan lounge and kitchen, thoughtfully crafted with integrated appliances, a sleek breakfast bar, and ambient spotlights. The apartment features two generously sized bedrooms, a contemporary family bathroom with a full-size bath and an additional WC add convenience.

With tenants in situ until February 2026 and a monthly rental income of £1,150, this property presents a strong investment opportunity. Enjoy the added benefit of allocated parking, secure access, and proximity to Coventry University, Pool Meadow Bus Station, and the city's vibrant shopping, dining, and cultural scene.

Whether you're looking to expand your portfolio or settle



into a stylish urban retreat, Flat 18 Abbey Court delivers on every front-book your viewing with Cloud9 Estates today.

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.

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		

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

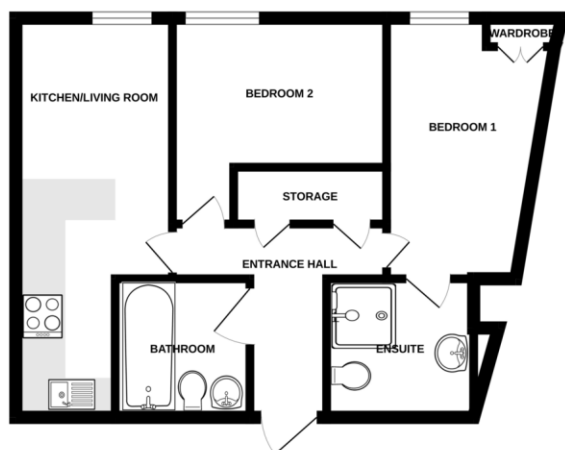
BATHROOM

1.88m x 1.85m Max

ENSUITE

1.98m x 1.84m Max

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



TOTAL FLOOR AREA: 678sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures supplied here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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 and 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.