

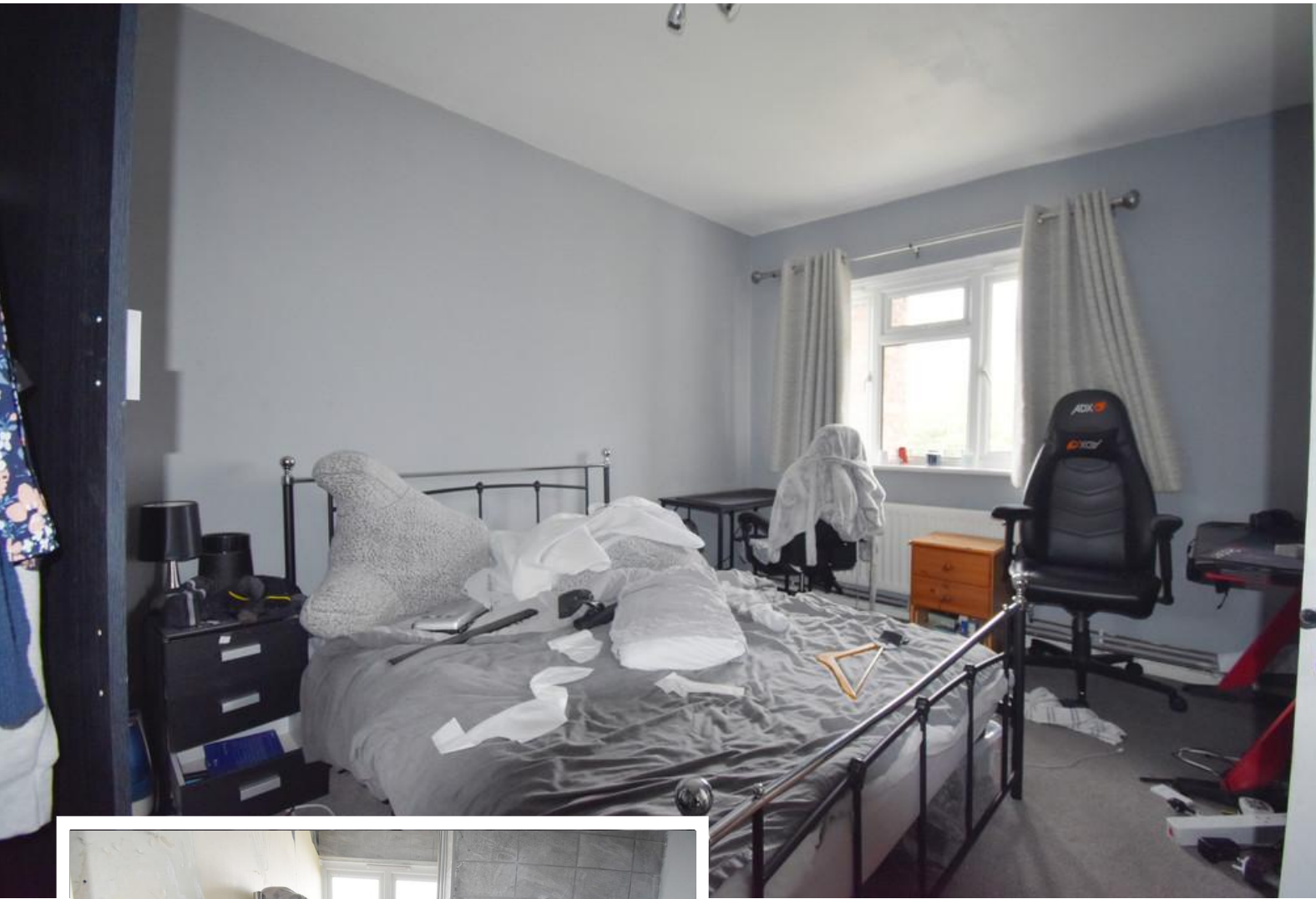


Radford House
Brownshill Green Road
CV6 2AN

- Offer already received at £68,500
- Earn Over 13% Yield with This Coventry Investment Flat
- No Upward Chain – Fast Purchase
- Private Balcony

Asking Price Of £65,000
EPC Rating '54E'





Property Description

We advise that an offer has been made for the above property in the sum of £68,500. Any persons wishing to increase on this offer should notify Cloud9 Estates of their best offer prior to exchange of contracts.

Well-positioned one-bedroom apartment offering excellent value and strong investment potential. Situated on the second floor of a purpose-built block, the property features a spacious living room with access to a private balcony, a separate kitchen, a double bedroom, and a bathroom. With double glazing and allocated parking, it's a practical and low-maintenance option for first-time buyers, professionals, or investors seeking high rental yields.

The flat is conveniently located near Radford Road, providing easy access to Coventry city centre, public transport, and local amenities. Its leasehold status comes with low ground rent and service charges. The property is offered chain-free, allowing for a swift and uncomplicated transaction.

For investors, the flat presents an attractive opportunity with an estimated rental income of around £750 per calendar month. Given the property's size and location, it is perfect for First-time buyers or professionals commuting to nearby areas.

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.

LIVING/DINING ROOM

3.80m x 3.93m Max

KITCHEN

3.10m x 2.21m Max

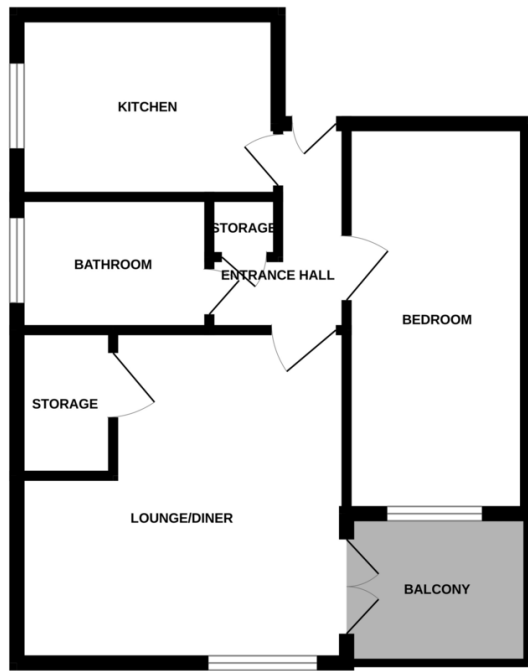
BATHROOM

2.38m x 1.46m Max

BEDROOM

3.32m x 4.65m Max

THIRD FLOOR



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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 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