



**71 Signet Square
Coventry, CV2 4NZ**

- First Floor Apartment
- Two Bedroom
- Double Glazing and Gas Central Heating
- Spacious Living Room

Offers Over £125,000

EPC Rating 'TBC'





Property Description

Situated on the first floor of a development situated close to the City Centre. Investors can look to expect £950 PCM.

The property briefly comprises; an entrance hall, an open plan kitchen / living room, a bathroom and two spacious bedrooms. The property is finished with two Juliet balconies overseeing parts of the local area.

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.

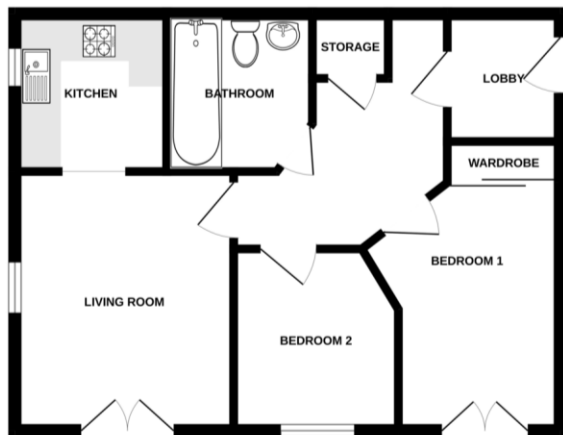
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we

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 ROOM
3.28m x 4.77m Max

KITCHEN
2.36m x 2.11m Max

BEDROOM 1
3.39m x 2.47m Max

BEDROOM 2
2.04m x 3.65m Max

BATHROOM
2.02m x 1.87m Max

Whilst every effort 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 misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchase. The various, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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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 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