



Cloud9 Estates

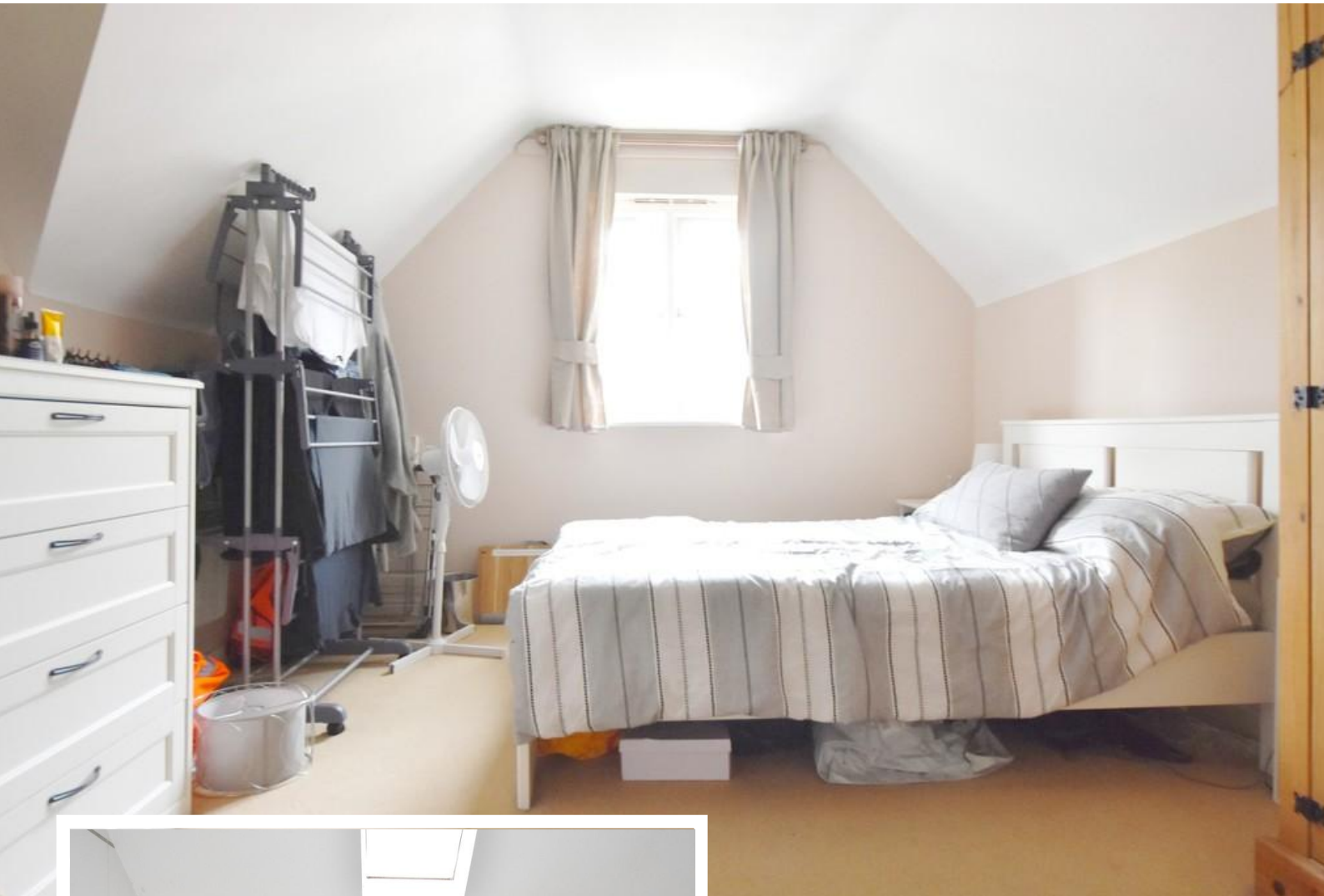
**63 Hickory Close
, Coventry, CV2 2NY**

- One bedroom Loft Apartment
- Perfect for investors/ first Time Buyers
- Fully double glazed
- Open plan lounge/kitchen

Offers Over £100,000

EPC Rating '69'





Property Description

Introducing this much loved one bedroom apartment, which offers space and stylish comfort. This apartment would make an excellent first-time purchase or investment. Investors can expect approx. £825 PCM.

In brief the property comprises of a spacious yet cosy living room, a modern fitted kitchen, a bright and light double bedroom and large bathroom.

This apartment is within close proximity to the Coventry football stadium.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!

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

3.41m x 2.03m max

LIVING ROOM

4.02m x 3.10m max

BATHROOM

1.88m x 3.01m max

BEDROOM

4.00m x 3.33m max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(39-54) E		

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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