



Hickory Close Henley CV2 2NY

- Strong Rental Yield – £850 PCM
- Loft-Style Design with Sloped Ceilings
- Skylights in Kitchen and Bathroom
- Spacious Double Bedroom

Offers Over £100,000
EPC Rating '69'





Property Description

This one-bedroom apartment located in a well-maintained residential block has one allocated parking space. Features inside the property include sloped ceilings that add character and a loft-like feel to the living space-perfect for buyers seeking something a little different from the standard flat layout, and skylights in both the kitchen and bathroom that flood the apartment with natural light.

The spacious double bedroom offers ample room for furniture and storage. The bathroom has a skylight for ventilation and brightness, and includes a bath with a built-in shower. The kitchen benefits from its own skylight, making it a pleasant and airy space to cook and dine. The open-plan living area, framed by the sloped ceiling, creates a cosy yet contemporary atmosphere that's both functional and visually appealing.

Additional features include an allocated parking space for one vehicle, electric heating, and double glazing throughout. The property is situated in a quiet cul-de-sac with easy access to local amenities, schools, and transport links, including the M6 motorway. With an estimated rental income of £850 PCM, this apartment presents a strong investment opportunity for landlords, while also being a perfect starter home for first-time buyers. Its distinctive design, natural light, and practical layout make it a standout choice in the Coventry market.

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

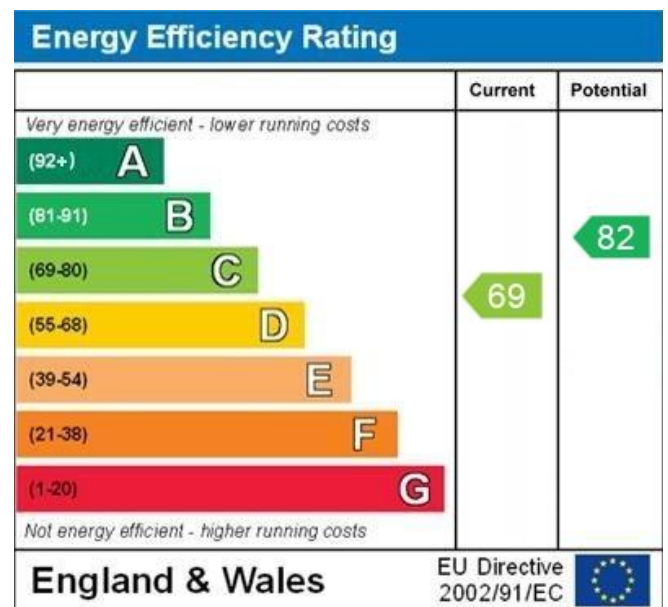
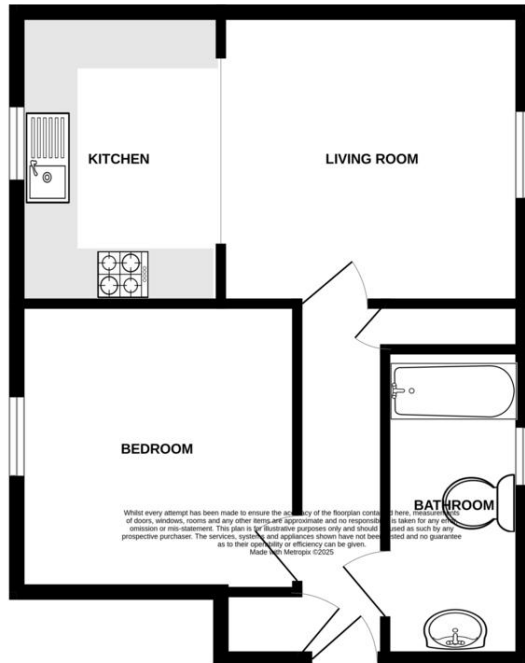
4.02m x 3.10m max

BATHROOM

1.88m x 3.01m max

BEDROOM

4.00m x 3.33m max



WWW.EPC4U.COM