

**Longford Bridge Court
Union Place
Coventry
CV6 6BF**

- Large Private Garden
- Strong Rental Potential — £750 PCM
- Juliet Balcony in Living Area
- Large Double Bedroom

Offers In Excess Of £95,000
EPC Rating '64'





Property Description

ABOUT THE PROPERTY

This convenient one-bedroom apartment nestled in the heart of Longford, Coventry offers a welcoming space with a layout that maximizes space and natural light. This apartment has an allocated parking space for one vehicle. The living area opens onto a lovely Juliet balcony, inviting the outdoors in and creating a peaceful setting to unwind. A large bathroom featuring both bath and shower, along with ample storage throughout, ensures practicality meets style.

One of the standout features of this property is the exceptionally large private rear garden – a rare find for an apartment in Coventry. With real grass and ample space for planting or entertaining, it's a green space perfect for relaxing or cultivating your own outdoor sanctuary.

Located in a quiet residential development built, the apartment and benefits from double-glazed windows and a leasehold tenure. The current EPC rating is D, with potential to improve to C, and council tax falls under Band



A.

For investors, the property promises strong rental returns with an estimated monthly income of £750, translating to an impressive yield of over 7%. The area is popular with tenants due to its proximity to Coventry Building Society Arena, excellent transport links including Coventry Arena railway station, and a wide array of local amenities. From shops and schools to dining options and leisure facilities, everything you need is within easy reach.

The apartment is part of a well-maintained block with communal areas and parking, positioned in a peaceful cul-de-sac that offers both privacy and accessibility. Book your viewing today with the award-winning Cloud9 Estates and discover the potential this apartment holds.

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.

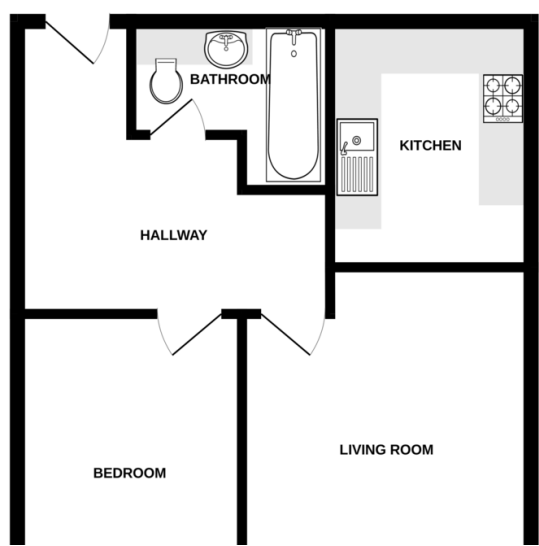
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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

3.44m x 4.33m max
KITCHEN
2.34m x 2.90m max
BEDROOM
2.64m x 3.76m max
BATHROOM
2.16m x 2.16m max

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		