



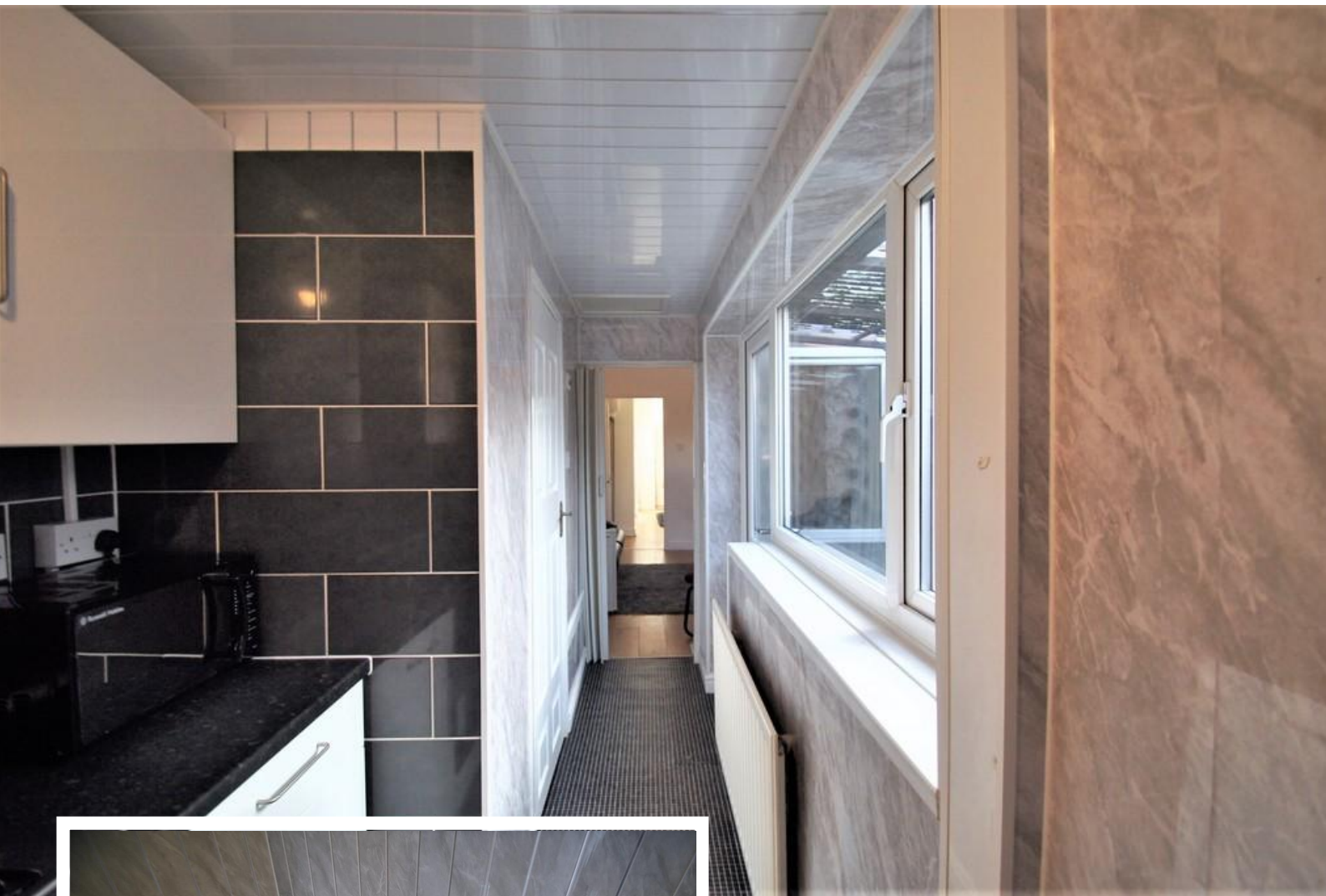
Cloud9 Estates

**81A & 81B Colchester Street
Coventry
CV1 5NY**

- Tenants in Situ — £1,230 PCM
- Dual Apartments in One Property
- No Chain Sale
- 15- Minute Walk to Coventry University

Offers Over £175,000
EPC Rating '60'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are proud to present a rare investment opportunity in Stoke, Coventry, comprising two self-contained one-bedroom apartments sold together as one property. Both flats are currently let with tenants in situ, generating a combined rental income of £1,230 PCM (£14,760 annually), offering immediate returns and long-term stability with no need to secure new occupants. FREEHOLD.

The ground-floor apartment welcomes you with an entrance hall leading into a cosy living area, complemented by a modernised kitchen and a well-appointed shower room with level-access. A spacious double bedroom adds comfort, while a conservatory extends the living space and opens onto a landscaped rear garden with patio and decking, perfect for entertaining. To the rear, an allocated parking space enhances practicality for residents. This flat is currently let at £630 PCM.

The top-floor apartment provides bright interiors with a



reception room, fitted kitchen, neatly presented bathroom, and a generous double bedroom. Double glazing throughout adds efficiency and comfort, while the elevated position offers privacy, security, natural light, and pleasant outlooks over the surrounding area. This flat is currently let at £600 PCM.

Located in Stoke, these apartments benefit from excellent transport links, a wealth of local amenities, and proximity to Coventry University and the city centre, just a short walk away. The area remains popular with students and professionals, ensuring consistent rental demand and strong yield potential. This dual-apartment property combines lifestyle appeal with investment strength, making it a secure and highly attractive addition to any portfolio.

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.

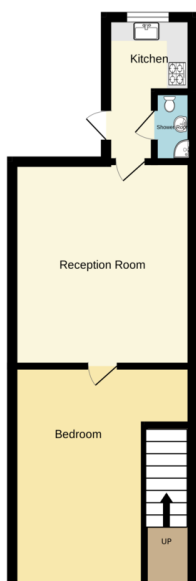
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no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

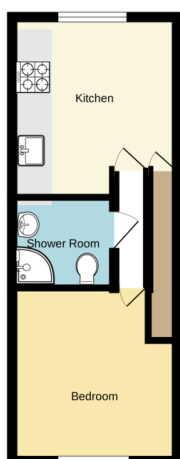
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally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

Ground Floor - 81A



First Floor - 81B



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 73 |
| (39-54) E | | |

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.douglasestates.co.uk
sales@douglasestates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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