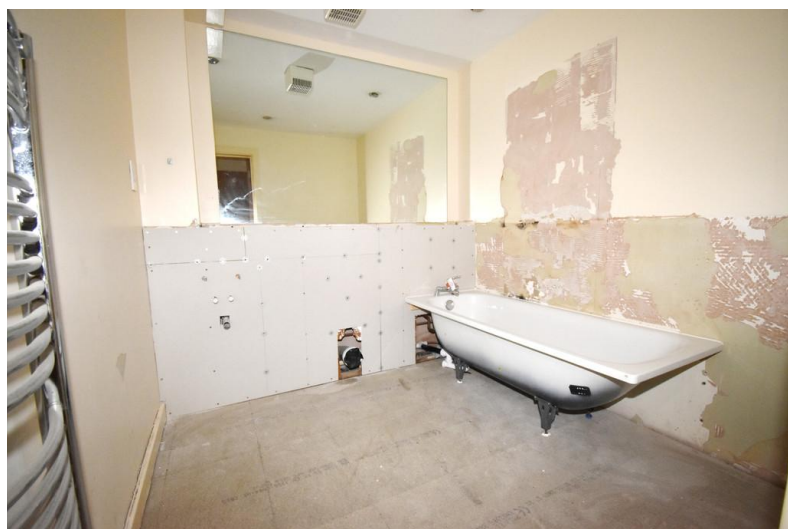




**Benedictine Court, Priory Place
Coventry
CV1 5SE**

- Prime City Centre Location
- Stylish Modern Interior
- Open-Plan Kitchen & Living Area
- Private Balcony

Asking Price Of £140,000
EPC Rating '76'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates present a two-bedroom apartment in the heart of Coventry City Centre. Inside, the property is finished to a high standard with a contemporary design throughout. The open-plan kitchen and living area creates a welcoming space for relaxing or entertaining, with doors leading directly onto a private balcony where you can enjoy fresh air and city views.

Both bedrooms are generously sized doubles, each with ample room for a double bed, two fitted storage cupboards, and additional space for furniture or décor. The master bedroom benefits from its own ensuite shower room, adding comfort and privacy. The apartment is bright and airy thanks to large windows that allow natural light to flow through every room.

Practical features include lift access and a secure entry system with key fob access, giving peace of mind and ease of living.

The location is unbeatable: right in the heart of Coventry City Centre, you'll find shops, restaurants, cafés, and cultural attractions just moments away. Coventry University is within walking distance, making this an ideal choice for students, while professionals will appreciate the proximity to major employers and excellent transport links, including Coventry train station with direct routes to Birmingham and London.

This property is perfectly suited to first-time buyers, professionals, students, or solo residents looking for a stylish and secure home in a vibrant city setting. With its modern interior, spacious layout, and prime location, it offers everything needed for comfortable city living.

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.

ENTRANCE HALL

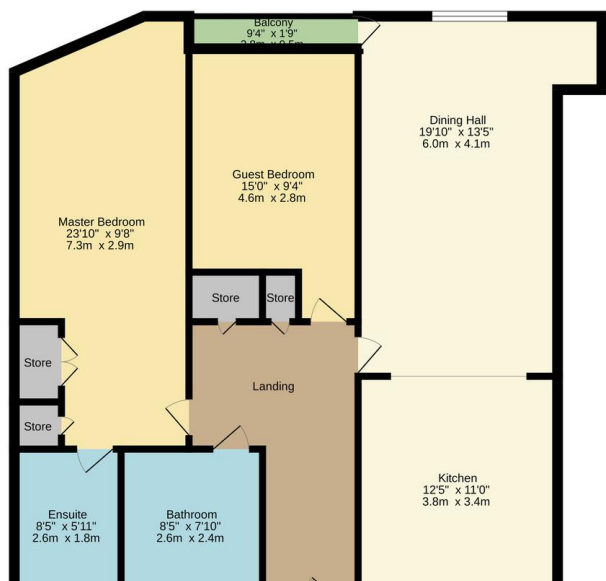
3.9m x 2.63m max

KITCHEN

2.55m x 2.46m max

DINING ROOM
7.29m x 3.03m max
BEDROOM ONE
4.51m x 3.8m max
BEDROOM TWO
7.11m x 2.97m max
ENSUITE
2.57m x 1.75m max
BATHROOM
2.41m x 2.3m max

Ground Floor



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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