



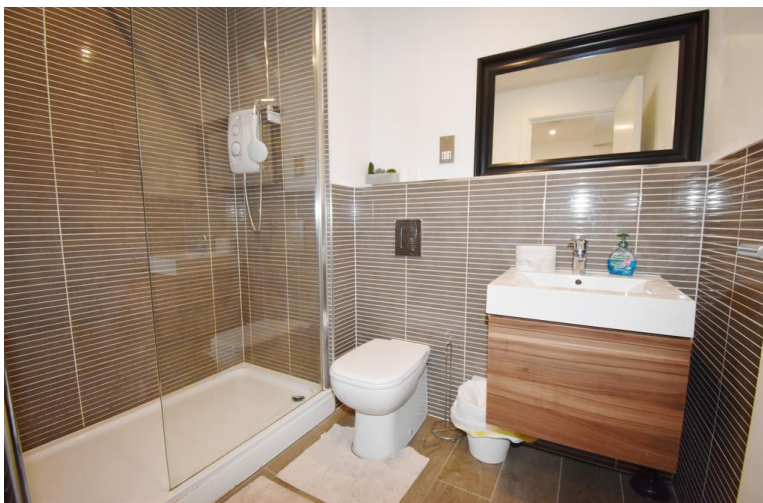
**Queens House**  
**Queens Road**  
**CV1 3EJ**

- Modern Second Floor Apartment
- One King Bedroom
- Open Plan Kitchen/Living Area
- Modern Shower Room

**Offers Over £150,000**  
EPC Rating '67'







## Property Description

This stunning stylish modern apartment is situated on the second floor of a well-maintained development close to Coventry City Centre, offering both convenience and style. Boasting lift access this bright and beautifully decorated flat must be viewed, the property has been designed with contemporary living in mind, making it an ideal home for professionals, students, or investors seeking strong rental returns of around £1025 per calendar month.

The apartment opens into an inviting entrance hall that leads to a spacious open plan living area, combining the lounge, dining space, and kitchen. Large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. The kitchen is sleek and modern, seamlessly integrated into the living space, perfect for both everyday use and entertaining.

The bedroom is generously sized, with a window that enhances the brightness of the room. It comfortably accommodates a king-size bed along with additional furniture, making it a practical yet stylish retreat. The

bathroom is equally impressive, featuring a level-access shower, a large sink, and stunning modern décor that adds a touch of luxury.

Residents also benefit from secured allocated parking, providing peace of mind and convenience in this central location. With its combination of contemporary design, excellent amenities, and proximity to the city centre, this apartment represents a fantastic opportunity for buyers and investors alike.

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.

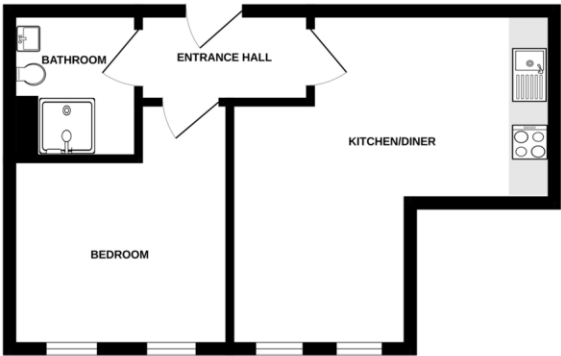
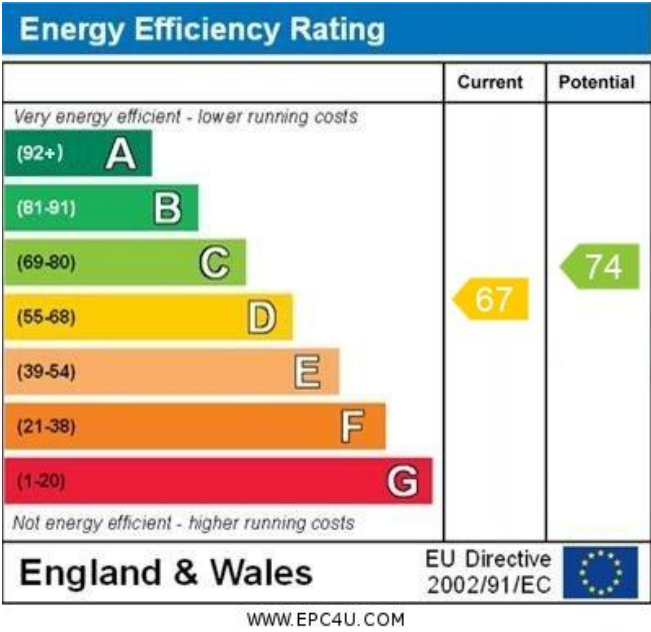
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

LOUNGE  
2.86m x 4.74m Max

KITCHEN/DINER  
4.56m x 3.53m Max

BEDROOM  
2.98m x 3.59m Max

BATHROOM  
1.84m x 2.31m Max



Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. See also the EPC4U website.

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.