



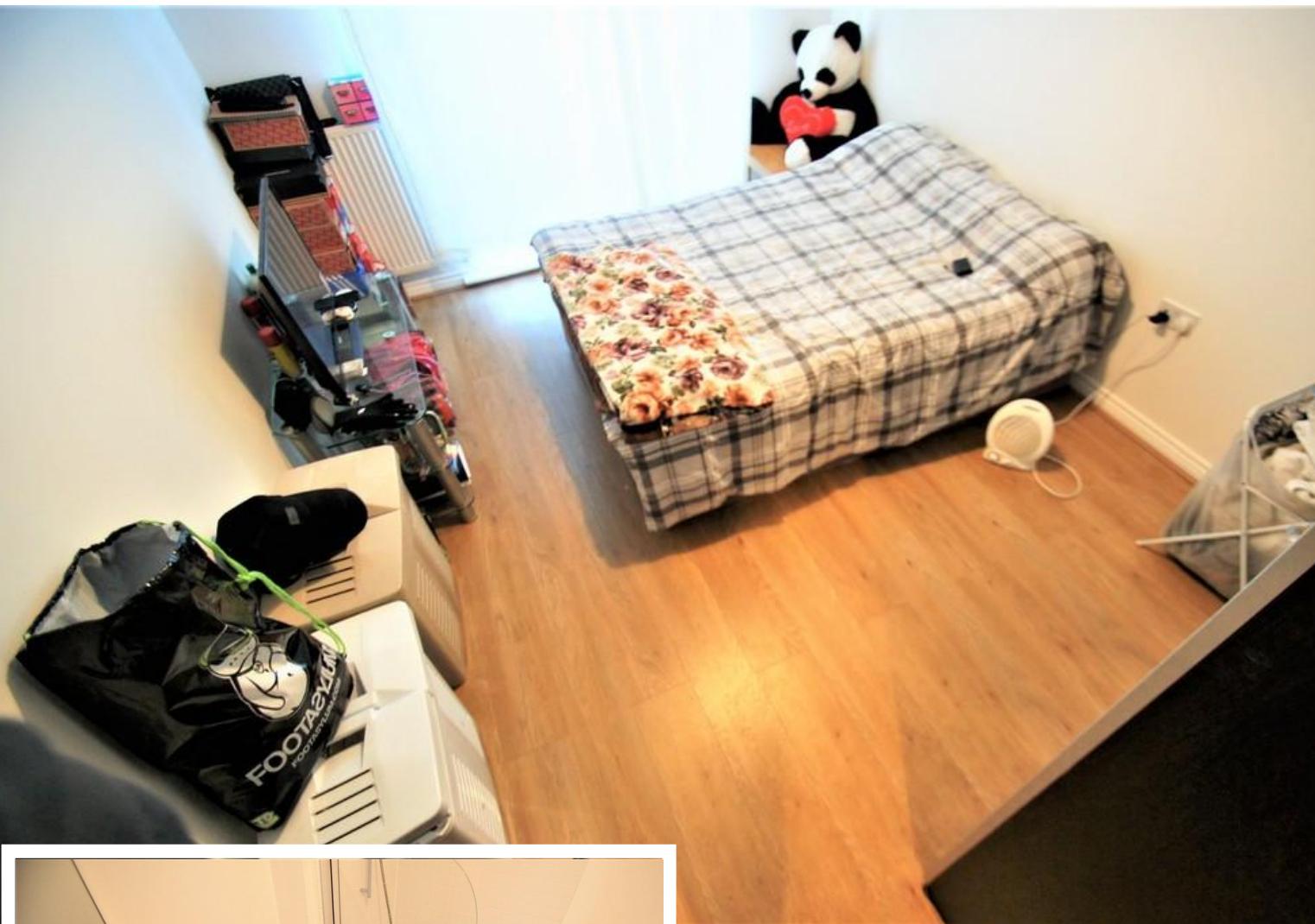
**9 Bretton Court  
Paladine Way  
Coventry  
CV3 1NF**

- First floor apartment
- Allocated parking space
- Secure entrance with intercom
- Balcony

**Offers Over £100,000**

EPC Rating '81'





## Property Description

### ABOUT THE PROPERTY

Introducing this fabulous TENANTED one bedroom apartment. In the Stoke area of Coventry, this apartment offers a great living space for single occupancy or couples. Investors can expect a rental income of £800 per calendar month. Will be sold with tenants in situ.

In brief this apartment comprises of an open kitchen / living room, a double bedroom, bathroom and a private balcony

This apartment is in a great spot for city living – and with great travel links and shops and amenities nearby – what are you waiting for?

Don't miss out! Call Cloud9 Estates today on 02476 263 660.

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.

### Energy Efficiency Rating

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

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Warwickshire  
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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 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