

# Windmill Court

## Windmill Road, Coventry, CV6 7AU

### Offers over £125,000

Evans Estates is delighted to present this flat listed for sale, presenting an excellent opportunity for first-time buyers and investors alike. This fine property boasts two spacious bedrooms, a well-appointed bathroom, and a neutrally decorated kitchen. The layout of the flat also includes a welcoming reception room, perfect for hosting guests or enjoying a quiet evening.

The flat is situated in a highly desirable urban area, which brings the convenience of public transport links, local amenities, and nearby schools right to your doorstep. This location provides a balanced lifestyle, blending city living with community charm.

This property falls within Council Tax Band A, ensuring reasonable costs for the new homeowner. The condition of this flat is a testament to the care and attention it has received, and it is now ready to welcome its next residents.

Whether you're looking to step onto the property ladder for the first time or seeking an addition to your investment portfolio, this flat is a choice not to be missed. We recommend arranging a viewing at your earliest convenience to fully appreciate what this property has to offer.

Roughly 142 Years remaining on the Lease.

- 2 Bedrooms
- No upward Chain
- Immaculate Condition

## Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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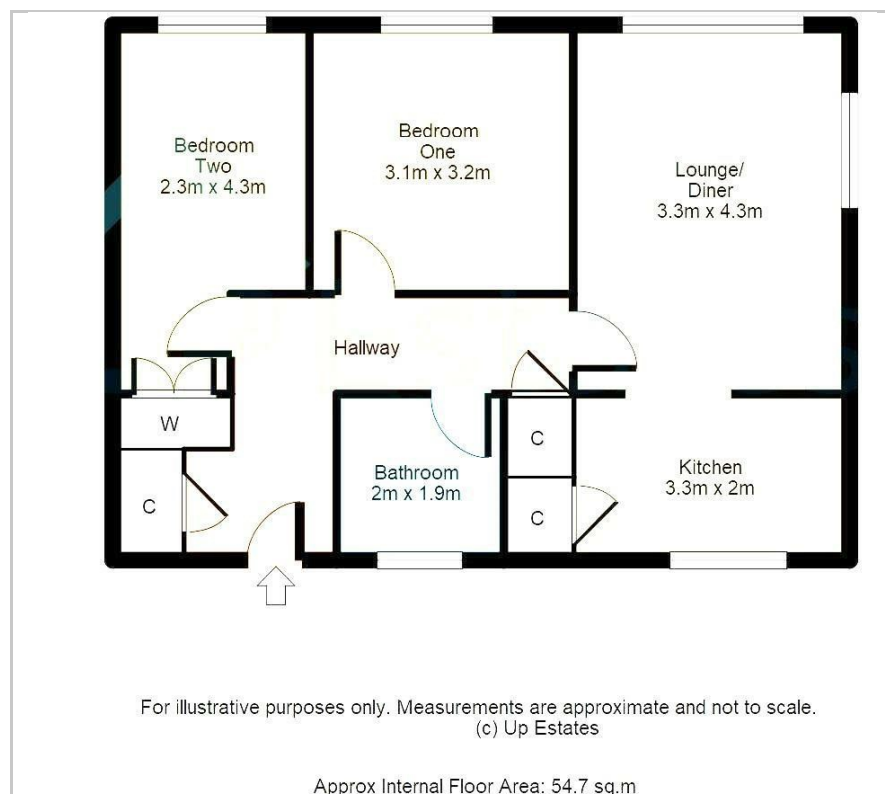
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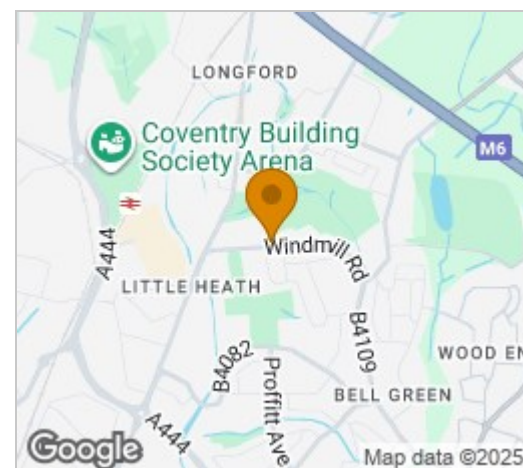
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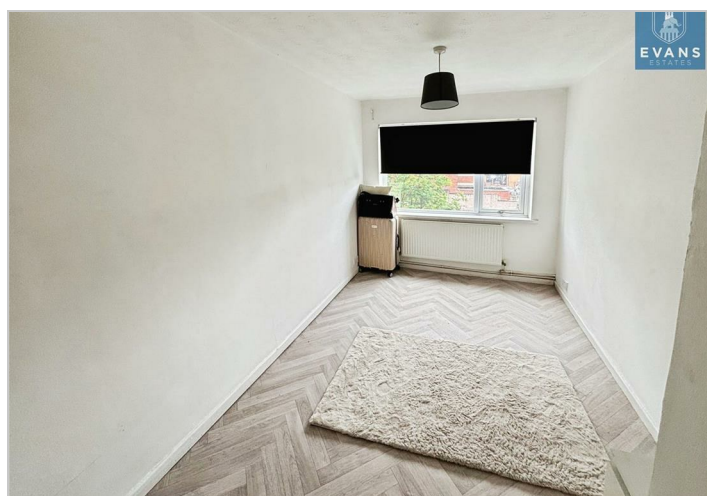
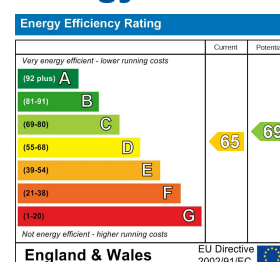
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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