



## 37 Hever Hall

City Centre, Coventry, CV1 5PB

### Offers Around £125,000

TWO DOUBLE BEDROOMS AND MASTER EN-SUITE... VACANT FOR THE SALE... NO UPWARD CHAIN... TOP FLOOR... SECURE ACCESS... ALLOCATED PARKING... GREAT INVESTMENT OPPORTUNITY... PERFECT FOR A FIRST TIME BUYER THAT WANTS TO BE CLOSE TO THE CITY CENTRE... REDECORATED THROUGHOUT. Nestled in the heart of Coventry, this charming two-bedroom apartment at Hever Hall offers an exceptional opportunity for both first-time buyers and investors alike. Situated on the top floor, the property boasts a well-designed layout that maximises space and natural light.

The apartment features a welcoming lounge dining room, perfect for relaxation or entertaining guests. The master bedroom comes complete with an en-suite bathroom whilst the second bedroom offers versatility, whether for guests or a home office.

One of the standout features of this property is its prime location. Just a stone's throw away from Coventry University and the vibrant City Centre, residents will enjoy easy access to a plethora of shops, restaurants, and cultural attractions. The apartment also includes parking for one vehicle - such a valuable asset with City Centre living.

With the property being vacant and having no upward chain, it is ready for immediate occupancy, making it an ideal choice for those looking to move in without delay. This apartment not only presents a comfortable living space but also represents a fantastic investment opportunity in a thriving and forever growing City.

Sound like your next investment opportunity or a first time buyer looking to live near the City Centre? Call us now to book your immediate viewing!

### Viewing

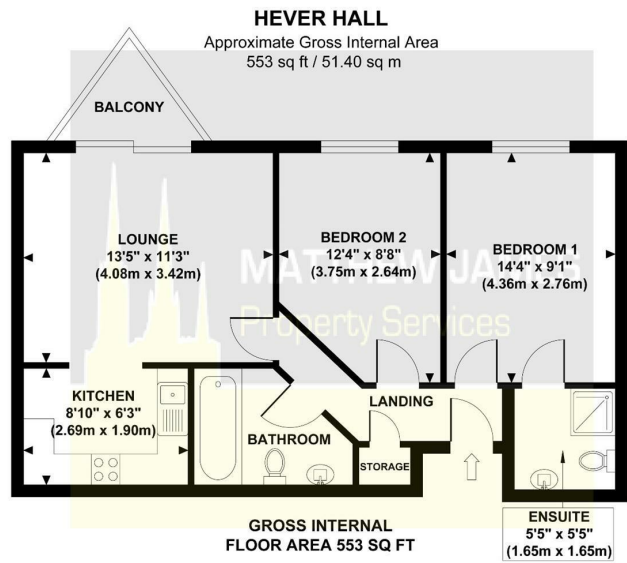
Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

- \* TWO DOUBLE BEDROOMS \*
- \* HISTORICALLY RENTED AT £950 \*
- \* VACANT FOR THE SALE \*
- \* NO UPWARD CHAIN \*
- \* CLOSE TO COVENTRY UNIVERSITY & CITY CENTRE \*
- \* ALLOCATED PARKING \*
- \* MASTER EN-SUITE \*
- \* TOP FLOOR \*
- \* BALCONY \*





Floor Plan

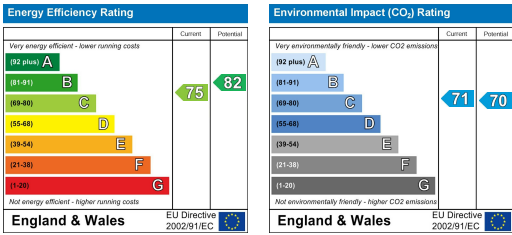


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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