

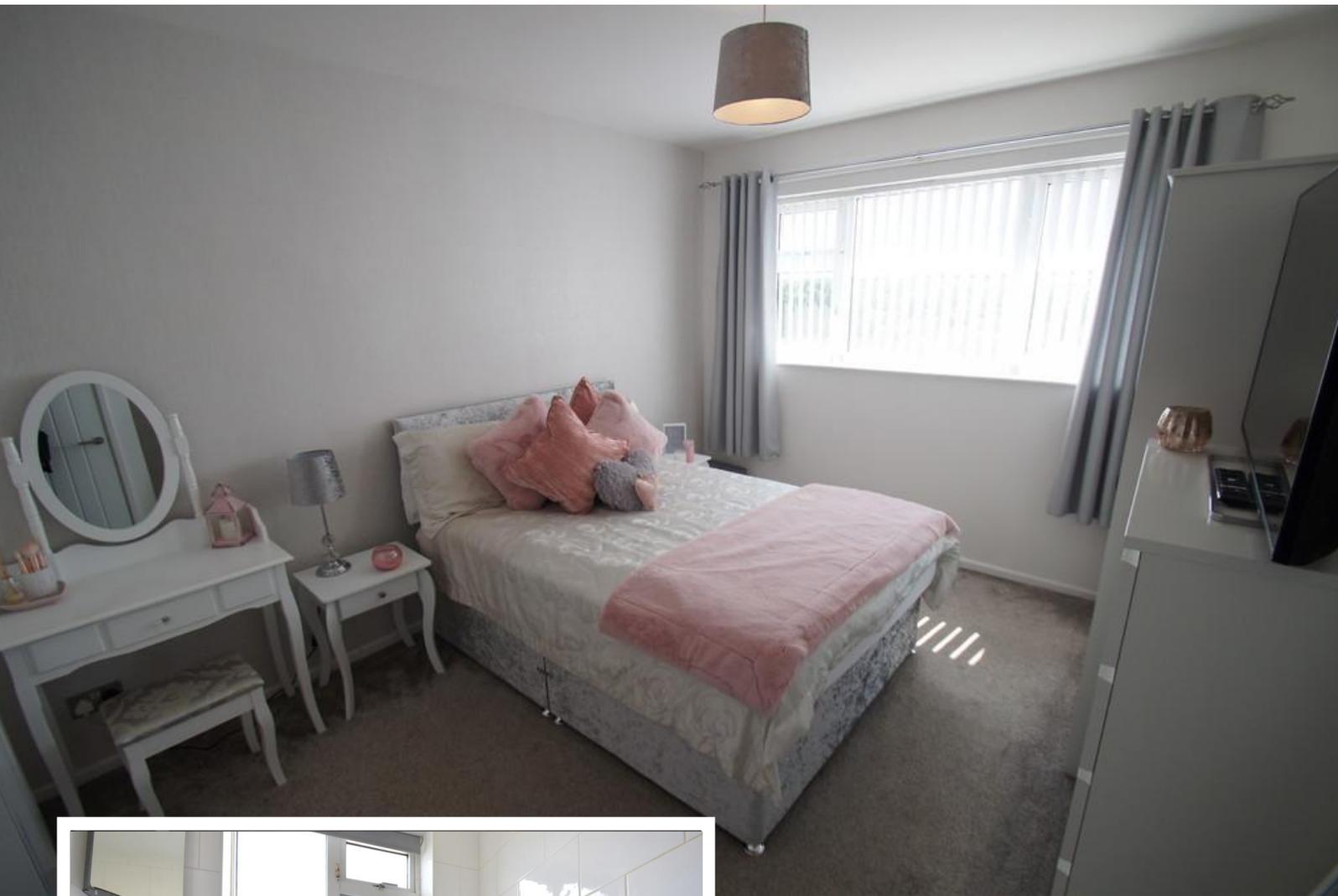


**Westmorland Road
Coventry
CV2 5BT**

- One bedroom apartment
- Close-proximity to UHCW
- Great travel links
- Fully double glazed

Offers Over £100,000
EPC Rating '60'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates introduces this one-bedroom apartment. In the CV2 area of Coventry this apartment is perfect for first time buyers / investors. Currently let with a tenant paying £725 per calendar month.

In brief, this apartment has a lounge, fitted kitchen, a double bedroom with wide windows and bathroom.

With a Juliet balcony offering great views of Coventry city, great travel links and a great location, this apartment is great, great and great!

Within close proximity to UHCW, great travel links and local shops and amenities nearby - what are you waiting for? Call Cloud9 Estates TODAY!

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

3.32m x 3.76m max

KITCHEN

2.99m x 2.97m max

BEDROOM

3.92m x 3.23m max

BATHROOM

1.75m x 1.86m max

Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		

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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 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