



**Navigation House**  
**Foleshill Road**  
**Coventry**  
**CV1 4LN**

- One-bedroom apartment
- GREAT travel links
- Council tax band 'A'
- Fully double glazed

**Offers Over £120,000**  
EPC Rating 'B'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates introduces this FABULOUS one-bedroom apartment on the top floor of Navigation House. In the CV1 area of Coventry this apartment is PERFECT for first time buyers / investors. Investors could expect a possible rental income of £875 per calendar month.

This apartment has a large open lounge / kitchen with Juliet balcony, a MASTER bedroom - also with a Juliet balcony and family sized bathroom.

The balconies offer FANTASTIC views of Coventry city, with great travel links as it's on the main road with a direct route to Coventry City Centre.

Call Cloud9 Estates TODAY to book a viewing – before you know it you'll be navigating your way to Navigation House!

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 / KITCHEN

6.73m 3.43m max

BEDROOM

3.69m x 3.79m max

BATHROOM

1.92m x 2.51m max

Ground Floor



### Energy Efficiency Rating

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

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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