



Poppleton Close
Coventry
CV1 3BF

- Second floor apartment
- Located in Coventry city centre
- Two bedrooms
- Juliet Balcony in living area

Asking Price Of £140,000
EPC Rating '78'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are proud to introduce this VACANT two-bedroom second floor apartment. Located in Coventry city centre this is perfect for first time buyers and investors. Investors can expect a rental income of £950 per calendar month.

In brief this apartment comprises of, a light and bright living / dining area with access to the Juliet balcony, a fitted kitchen with integrated oven, TWO double bedrooms – one with sliding doors also leading to the Juliet balcony and a family sized bathroom.

This apartment has great travel links and with access to restaurants and shop in the City Centre – this is perfect for city living!

Don't miss out - book your viewing today with the award winning Cloud9 Estates!



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/DINER

3.57m x 4.36m max

KITCHEN

1.88m x 3.01m max

BEDROOM ONE

3.09m x 3.13m max

BEDROOM TWO

1.91m x 3.14m max

BATHROOM

1.88m x 1.91m max

Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	78	
(55-68) D		
(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