

Cloud9 Estates

Cavalier Court
Siddeley Avenue
Coventry
CV3 1BP

- Mid-Floor Apartment
- Allocated Parking
- Electric Heating
- Fully Double Glazed

Asking Price Of £105,000

EPC Rating ‘C’





Cavalier Court, Siddeley Avenue, Stoke, Coventry, West Midlands, CV3 1BP







Property Description

THE PROPERTY:
Cloud9 Estates are pleased to introduce this TWO bedroom, mid-floor apartment. In the CV3 area of Coventry this would make the PERFECT first-time purchase or investment opportunity.

Cavalier Court (also known as The Roundhouse) is a development of apartments located just off Siddeley Avenue, with the main entrance being adjacent to Aldermoor Lane. The block is located at the centre of a road network which provides easy flight across the city - very convenient for those with busy lifestyles or working in different areas of Coventry.

Located on the first floor, the apartment briefly comprises;

Initially an entrance hallway, with the fitted kitchen immediately to the left. Having integrated electric hob and oven, tiled splashback and wood-finished cabinets.

Onto the bathroom, being a good size with three-piece



suite, vanity cabinet and shower-over-bath.

Furthermore, a spacious lounge and two double bedrooms, neutrally decorated and well-maintained by the current occupants. The property is furnished with electric heaters and is not supplied with gas.

Externally, the block enjoys shaded greenery to the front and at the rear, one allocated parking space and further visitor parking.

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.

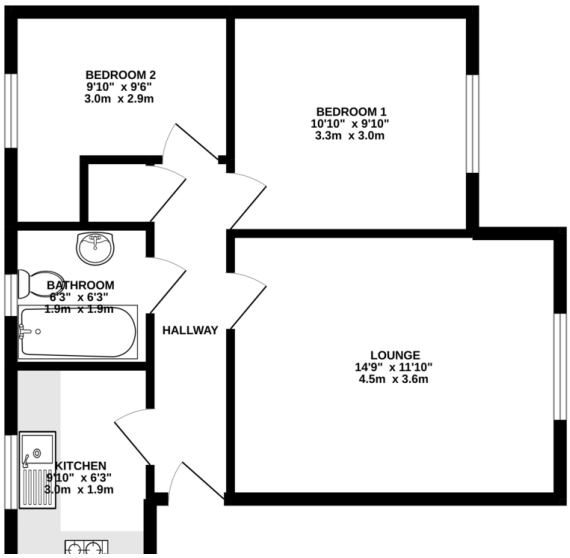
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

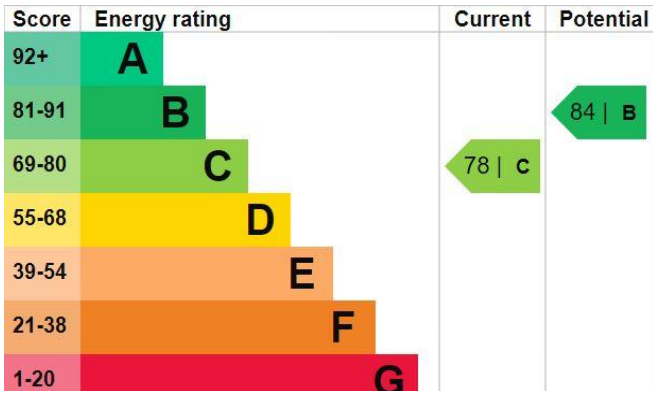
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

LOUNGE
14' 9" x 11' 9" (4.5m x 3.6m)
BEDROOM ONE
10' 9" x 9' 10" (3.3m x 3.0m)
BEDROOM TWO
9' 10" x 9' 6" (3.0m x 2.9m) (maximum distances)

KITCHEN
9' 10" x 6' 2" (3.0m x 1.9m)
BATHROOM
6' 2" x 6' 2" (1.9m x 1.9m)

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.





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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 are 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