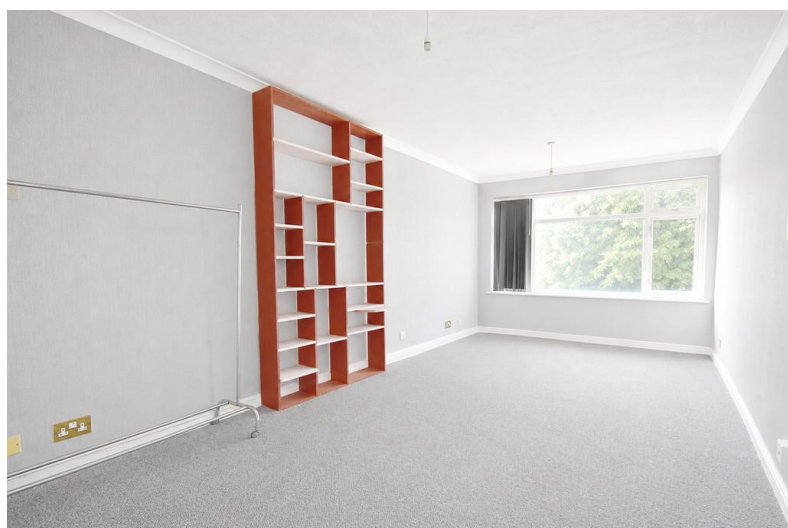




**Dillotford Avenue
Cheyldesmore
Coventry
CV3 5EE**

- Secure gated parking
- Prime location
- Close proximity to Jaguar Land Rover
- NO CHAIN

Asking Price Of £85,000
EPC Rating 'F'





Property Description

Cloud9 Estates are pleased to present to YOU this one-bedroom top-floor apartment. In the sought after area of Cheylesmore, this would make the PERFECT first-time purchase or investment opportunity.

This apartment offers a fantastic opportunity for first-time buyers or investors seeking a well-located property in the heart of Cheylesmore, featuring a bright and airy reception room, a separate kitchen, a generously sized double bedroom and bathroom.

Residents can enjoy access to a well-maintained communal garden, and the property includes both off-road and secure gated parking-an increasingly rare feature in this area.

Located on Dillotford Avenue, the apartment is ideally positioned for access to Coventry city centre, local shops, and public transport links. Situated in Cheylesmore, with easy access to main roads like the A444 which takes you straight to the City Centre or down to the A45.

What ARE you waiting for? Call Cloud9 Estates TODAY to book your viewing!

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

5.57m x 3.04m max

KITCHEN

1.73m x 2.27m max

BEDROOM

3.53m x 3.38m max

BATHROOM

3.55m x 1.43m max

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	37 F	
1-20	G		