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Conisbrough Keep
CV1 5PY

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AN EXCELLENT INVESTMENT OPPORTUNITY – TWO BEDROOM SECOND FLOOR APARTMENT – SECURE GATED DEVELOPMENT – EN-SUITE TO MAIN BEDROOM – ALLOCATED PARKING – IDEAL STUDENT LET OR FIRST TIME PURCHASE

An excellent opportunity to acquire this immaculately presented two-bedroom second floor apartment, ideally positioned within a secure gated development in the heart of Coventry's popular CV1 postcode. Offering modern, low-maintenance accommodation and excellent access to Coventry City Centre and Coventry University, the property represents an attractive proposition for investors, particularly those looking to capitalise on the strong demand for student and professional rental accommodation.

The development benefits from secure gated access, allocated parking and an intercom entry system, providing an additional level of security and convenience for residents. The apartment itself is accessed via a well-maintained communal entrance hall, with stairs leading to the second floor.

Upon entering the apartment, a welcoming entrance hallway provides access to all

The apartment boasts two well-proportioned bedrooms, making it particularly suitable for professional sharers, students or those requiring additional space for guests or home working. The main bedroom benefits from its own private en-suite shower room, while the second bedroom is conveniently served by a separate family bathroom, complete with a white suite and shower over the bath.

Externally, the property enjoys the considerable advantage of an allocated parking space within the secure gated development, a particularly desirable feature for a city centre apartment.

LOCATION

Situated within Coventry's CV1 postcode, the apartment occupies a highly convenient position within easy reach of the city centre and its extensive selection of shops, restaurants, cafés, bars and leisure facilities. Coventry University is readily accessible, making the property especially appealing to investors seeking accommodation suitable for students.

The city centre offers a wide variety of amenities, including the Lower Precinct Shopping Centre, West Orchards Shopping Centre and numerous independent retailers. Coventry's cultural attractions, including the Belgrade Theatre, Coventry Cathedral and the city's historic areas, are also within easy reach.

For commuters, Coventry Railway Station provides regular services to Birmingham,

selling quality
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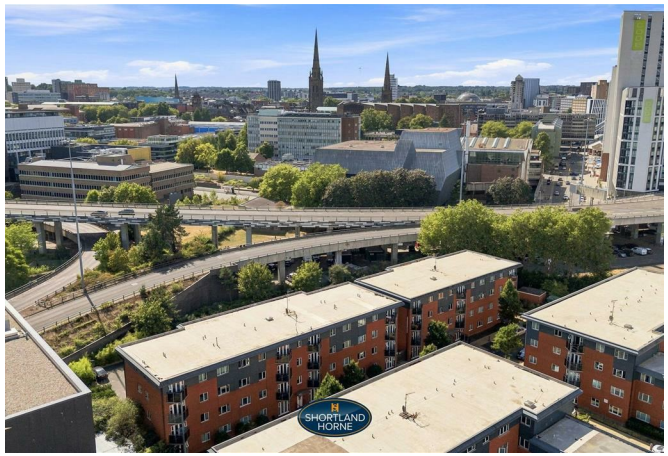

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Dimensions

SECOND FLOOR

Entrance Hallway

Lounge
3.71m x 3.38m

Kitchenette
3.38m x 1.50m

Bedroom
3.89m x 2.34m

En-Suite
1.73m x 1.35m

Bedroom
3.30m x 3.30m

Bathroom
2.16m x 1.50m

Floor Plan

Total area: sq ft

Disclaimer

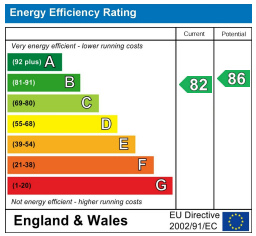
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
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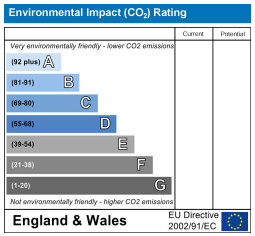
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Location Map



EPC





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