



Hever Hall
Conisbrough Keep
Coventry
CV1 5PB

- Gated Access - Allocated Parking
- Master Bedroom With En-Suite
- Juliet Balcony
- Fibre Broadband

Offers Over £130,000
EPC Rating 'C'





Property Description

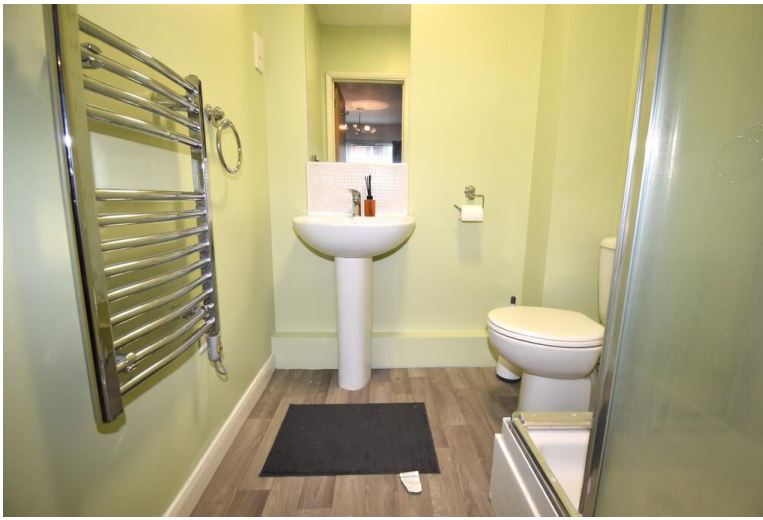
ABOUT THE PROPERTY

Cloud9 Estate Agents are delighted to introduce this well-presented two-bedroom mid-floor apartment, offering spacious, modern living accommodation, making it an ideal purchase for first-time buyers, professionals or investors alike.

The property comprises of a welcoming entrance hallway, a fitted kitchen, a bright and spacious lounge featuring a Juliet balcony, allowing plenty of natural light to fill the living space and creating an inviting setting for relaxing or entertaining.

There are two generously proportioned bedrooms, with the master bedroom benefiting from its own private en-suite shower room. A separate family bathroom provides additional convenience.

Externally, the apartment benefits from allocated parking, a particularly desirable feature for a city centre property.



Location is a real highlight, with Coventry City Centre offering an excellent range of shops, restaurants, cafés, leisure facilities and transport links all within easy reach. Coventry Railway Station is also conveniently accessible, making this an excellent choice for commuters.

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.



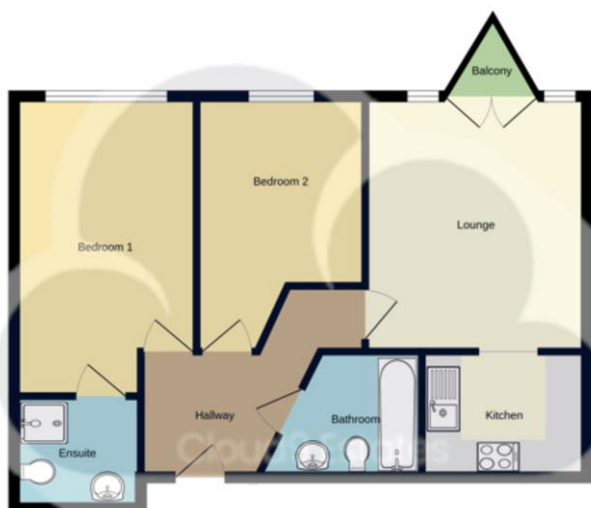
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

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.

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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