



**Winston Close
Coventry
CV2 1DW**

- Top Floor Maisonette
- Total Floor Area: 47 Square Metres
- Investors to expect £750pcm
- Convenient For University Hospital Coventry

Offers Over £100,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are pleased to present this well-presented and spacious one-bedroom apartment, situated in a quiet residential area of CV2, Coventry. This apartment is conveniently located close to local shops, amenities, and transport links.

This well-presented one-bedroom top-floor flat offers comfortable and practical living accommodation. The property comprises a bright and spacious living room, a well-equipped kitchen, a generously sized double bedroom, and a modern bathroom.

Being situated on the top floor, the flat benefits from added privacy and plenty of natural light, creating a pleasant and airy atmosphere throughout. The accommodation is thoughtfully arranged to make excellent use of the available space and would be ideal for a single professional, couple, or anyone looking for a comfortable and conveniently sized home.



Overall, this attractive one-bedroom flat provides a welcoming living space in a desirable top-floor position.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	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 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