



**171A Albany Road  
Coventry  
CV5 6NE**

- Two-bedroom apartment
- Great investment opportunity
- No further chain
- Located in the popular Earlsdon area

**Offers Over £135,000**

**EPC Rating '77'**





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates presents a brilliant investment opportunity in Earlsdon, Coventry: a well-presented two-bedroom apartment. Investors can expect approx.. £900 per calendar month.

This apartment comprises of two double bedrooms, a kitchen, living room and bathroom.

In the popular Earlsdon area of Coventry, this apartment has great travel links, with shops and other amenities close by.

Early viewing is strongly recommended to appreciate the quality and opportunity this investment opportunity presents.

Don't wait! Call Cloud9 Estates TODAY to book your viewing on 02476 263 660.

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.

#### KITCHEN

3.68m x 1.74m max

#### BATHROOM

1.31m x 3.35m max

#### MASTER BEDROOM

3.48m x 3.05m max

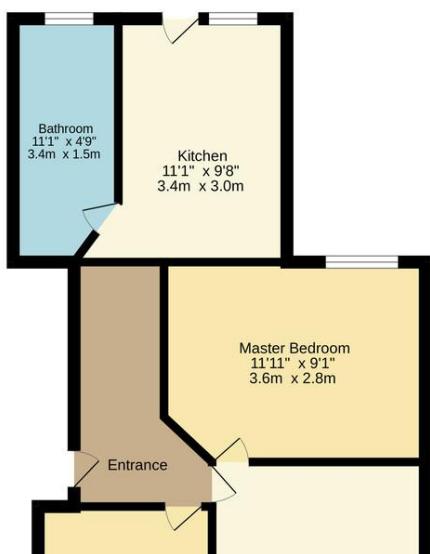
#### GUEST BEDROOM

4.50m x 2.99m max

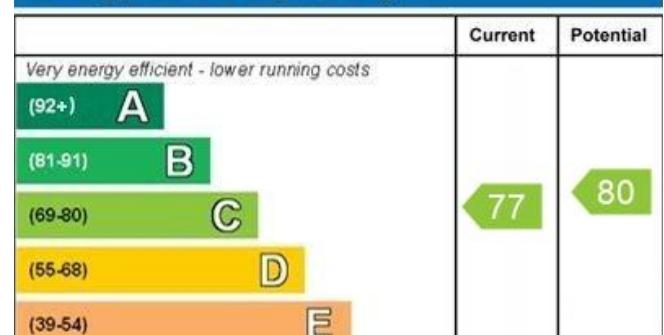
#### LIVING ROOM

2.37m x 3.72m max

Ground Floor



### Energy Efficiency Rating



108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

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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 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