



**Signals Drive
Coventry
CV3 1QD**

- Master bedroom with en-suite
- Allocated parking
- Council tax band 'B'
- Open plan Lounge / Kitchen

Offers Over £145,000
EPC Rating 'B'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is PROUD to introduce to YOU this two-bedroom top floor apartment. In the CV3 area of Coventry this apartment is PERFECT for first time buyers / investors.

Thinking of renting? Then you could expect a possible rental income of £1,000 per calendar month.

This apartment has everything you need – your own master bedroom with an EN-SUITE, a spacious guest bedroom, an open lounge / kitchen – perfect for hosting and a separate bathroom for guests.

With great views, an allocated parking bay and close to shops and amenities – this is your Signal to view this apartment on Signals Drive.

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 / KITCHEN

5.82m x 3.85m max

BEDROOM ONE

3.25m x 3.48m max

ENSUITE

1.27m x 1.89m max

BEDROOM TWO

3.48m x 2.55m max

BATHROOM

1.95m x 1.89m max

Ground Floor



Measurements are approximate. Not to scale. Distances between walls. Made with Metrage 2018

Energy Efficiency Rating

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