



Dickenson Court

Valley Road, Coventry, CV2 3JE

Offers over £100,000

Evans Estates is delighted to present an excellent opportunity for both first time buyers and investors, this well-presented one bedroom flat is situated in a vibrant urban area, perfectly positioned to enjoy the best of city living. The property, offered in good condition, features a spacious reception room—ideal for relaxing or entertaining guests. The modern kitchen provides a practical and efficient cooking space, and there is a well-maintained bathroom for your convenience.

Set within close proximity to public transport links, this flat ensures straightforward and stress-free commuting. Families and professionals will appreciate the selection of nearby schools, along with plentiful local amenities including shops, cafes, and restaurants all within easy reach. Outdoor enthusiasts will benefit from nearby parks, offering open spaces to enjoy leisure activities or simply unwind.

This property represents a fantastic prospect for those looking to step onto the property ladder or expand an investment portfolio. Its combination of location, condition, and convenience makes it a sought-after choice in today's market. Arrange a viewing today to appreciate all that this appealing flat has to offer.

Roughly 105 Years remaining on Lease

Roughly £150.00 PA Ground rent (Information provided by seller)

Roughly £1,256.00 Service Charge PA (Information provided by seller)

- **Long Lease**
- **No Chain**
- **Gated Parking**
- **Good Condition**
- **Popular Location**

Viewing

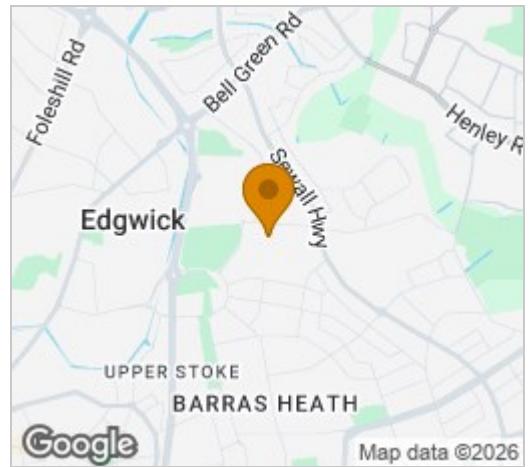
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



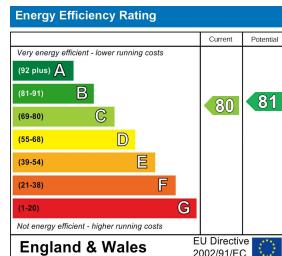
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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