



EVANS  
ESTATES



## 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)

### Viewing

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

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



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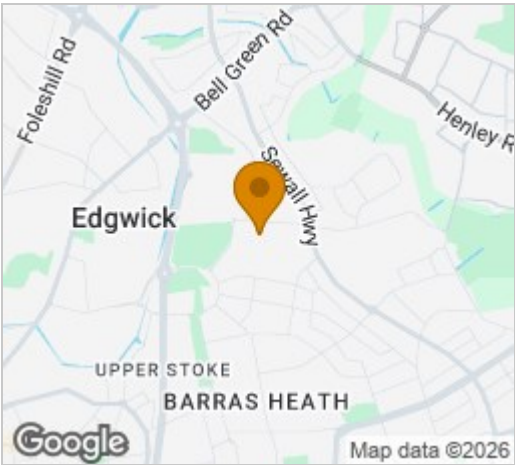




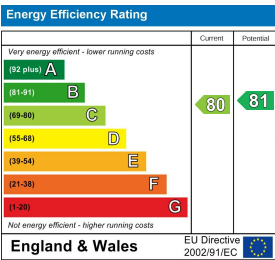
Floor Plan



Area Map



Energy Efficiency Graph



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