

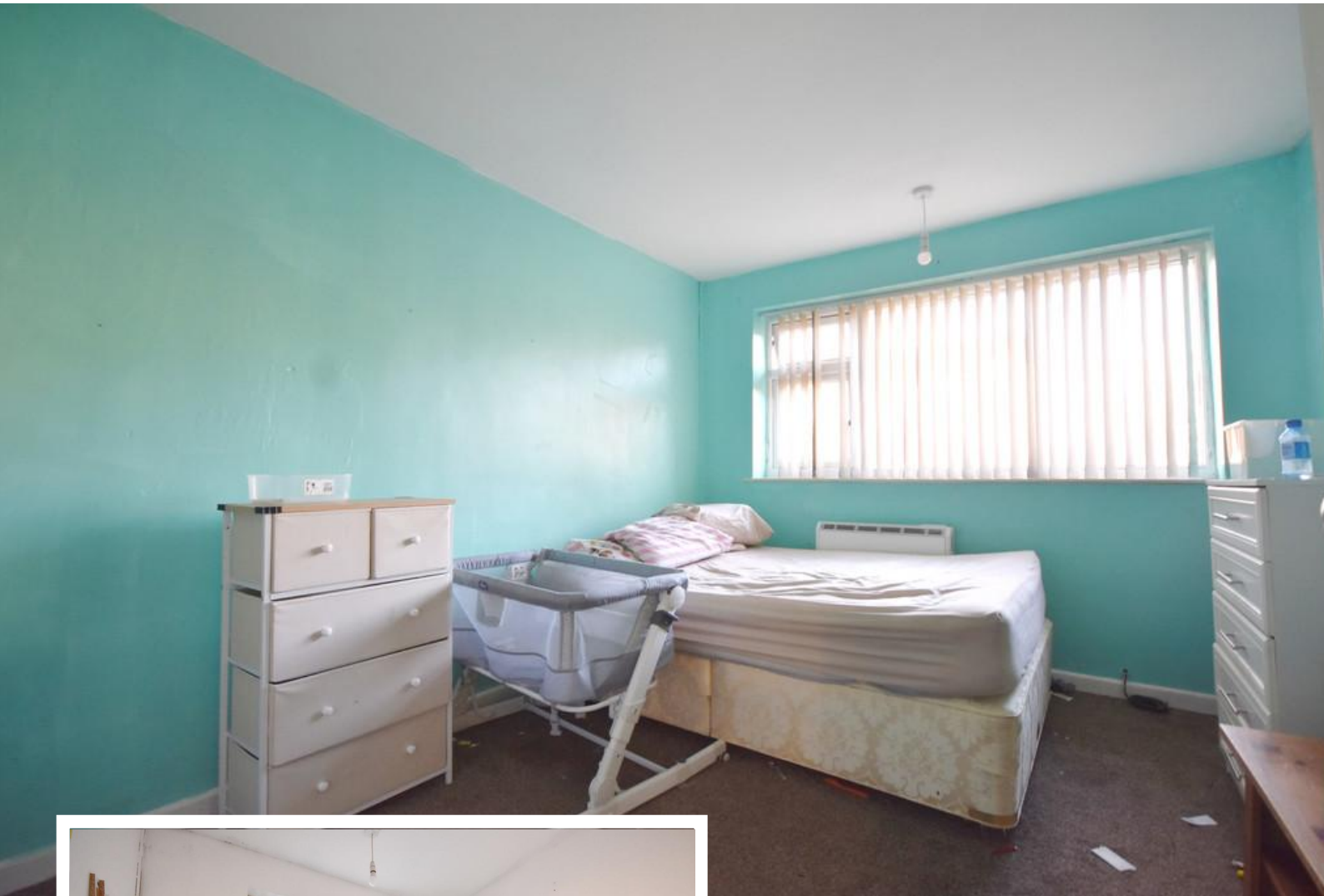


**Deegan Close  
Coventry  
CV2 4QX**

- Two bedroom first floor apartment
- Great location
- No chain
- Allocated garage

**Guide Price £115,000**  
EPC Rating '59'





## Property Description

Introducing this excellent VACANT two bedroom first floor apartment, perfect for first time buyers / investors. In the Upper Stoke area of Coventry, this apartment offers style and a cosy living space. Investors can expect a rental income of £850 per calendar month.

In brief this apartment comprises of, a large living room, kitchen, one double bedroom and one single bedroom and bathroom.

With it's own garage located at the side and in a great location - this apartment has convenient transport links making it easy to travel around.

What are you waiting for? - Book your viewing today with the award winning Cloud9 Estates!

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## 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.

### LIVING ROOM

3.34m x 4.24m max

### KITCHEN

2.73m x 1.77m max

### BEDROOM ONE

4.03m x 2.88m max

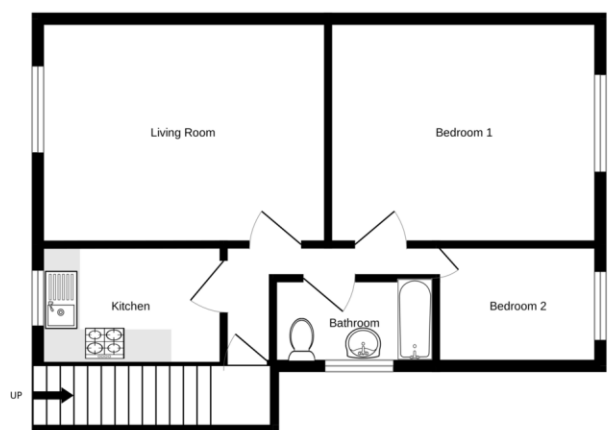
### BEDROOM TWO

2.47m x 2.28m max

### BATHROOM

2.40m x 1.32m max

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Rear and front garden (1000)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(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 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