

Cloud9 Estates

Monticello Way
Coventry
CV4 9WA

- Ground Floor Apartment
- Ideal Investment Opportunity - Sold With Tenants In Situ
- Convenient Utility Room
- Leasehold Ownership

Offers Over £135,000

EPC Rating ‘C











Property Description

ABOUT THE PROPERTY
Cloud9 Estates have an excellent investment opportunity for you to purchase this two-bedroom ground floor flat, situated in the popular CV4 area of Coventry, being offered for sale with tenants in situ.

This well-proportioned property offers practical living accommodation throughout, making it an ideal purchase for landlords and investors looking to add to their existing property portfolio.

The accommodation comprises a spacious lounge with kitchen area, providing a comfortable and functional space for everyday living and dining.

The property further benefits from two bedrooms, a family bathroom and a separate utility room, offering additional space for laundry appliances and useful storage.

Being situated on the ground floor, the flat offers convenient access without the need for stairs, making it a





practical and appealing rental property.

Located within the popular CV4 postcode of Coventry, the property is conveniently positioned for access to local shops, amenities, transport links and Coventry city centre.

An excellent buy-to-let investment opportunity in a convenient Coventry location. Early enquiries are highly recommended! Call Cloud9 Estates TODAY!

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.

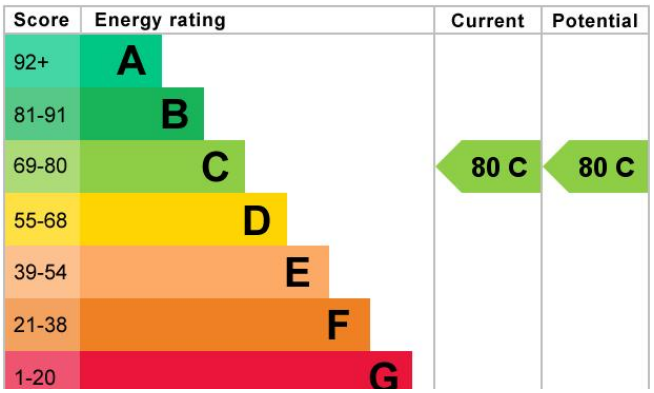
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

LOUNGE
4.11m x 3.94m max
BEDROOM ONE
4.11m x 3.18m max
BEDROOM TWO
3.00m x 2.54m max

KITCHEN
2.92m x 1.52m max
BATHROOM
3.76m x 1.52m max

Ground Floor





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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