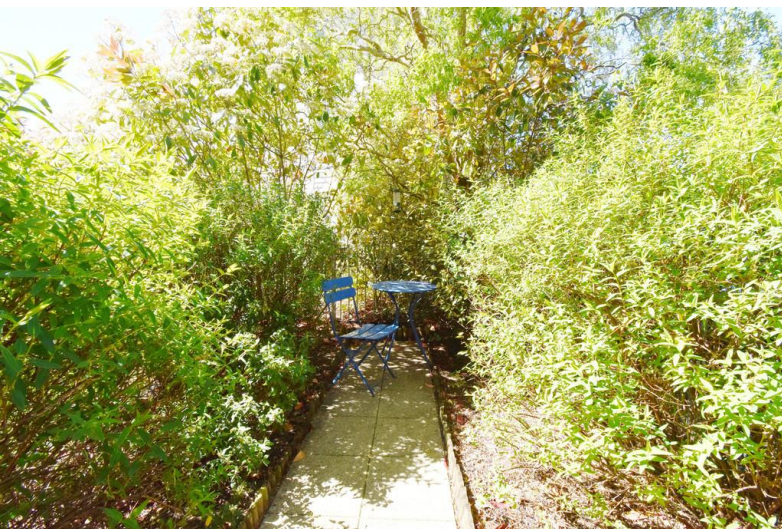




**Navigation House**  
**Foleshill Road**  
**Coventry**  
**CV1 4LN**

- Ground floor apartment
- Former show home
- High specifications
- Private garden

**Offers Over £140,000**  
EPC Rating 'C'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates present to you this STUNNING two-bedroom ground floor apartment in the CV1 area of Coventry. This former show flat is PERFECT for first time buyers and finished to a high specification! Will be sold with the HIGH QUALITY FURNITURE

Offering TWO light and bright double bedrooms – one with access to the private garden – a large bathroom, a cosy and comfortable lounge / diner and separate spacious kitchen.

With an allocated parking bay and it's own garden, this apartment is ideal for first time buyers or if you're looking to downsize.

On the Foleshill road with a direct route to Coventry City centre, this apartment is in a great location, within close proximity to local shops and amenities.

Don't just admire the photos from behind a screen – 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 / DINER

4.37m x 3.90m max

### KITCHEN

3.13m x 2.96m max

### BEDROOM ONE

3.95m x 3.42m max

### BEDROOM TWO

2.68m x 3.23m max

### BATHROOM

2.11m x 2.09m max





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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