



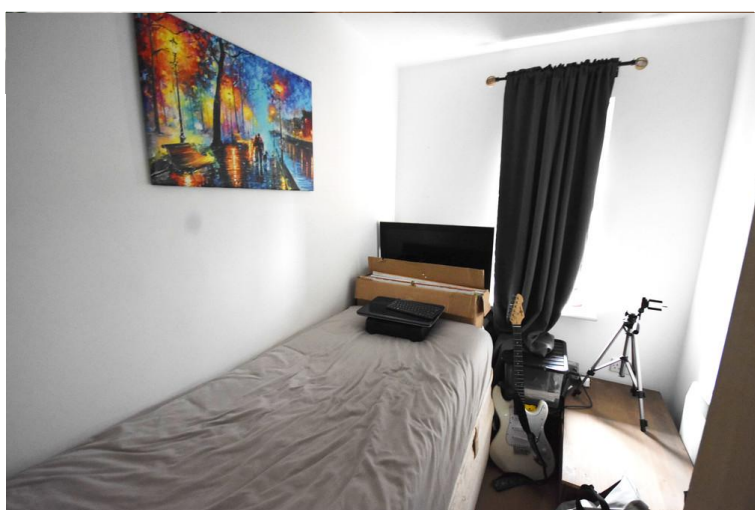
**Kilderkin Court**  
**Coventry**  
**CV1 2UF**

- Open Plan Living/Dining Room
- Sunny Outdoor Patio
- Walking Distance To City Centre
- Modern Throughout!

**£145,950**

EPC Rating 'C'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates introduces this two-bedroom, ground floor apartment. In the CV1 area of Coventry, this apartment is PERFECT for investors. Currently let with tenants paying £825 per calendar month.

In brief, this apartment has a lounge with sliding doors leading to the outdoor patio, a fitted kitchen, one double bedroom, one single bedroom and a bathroom.

Within walking distance to Coventry city centre, great travel links and a great location, this apartment is to Kil(derkin) for!

What are you waiting for? 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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 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