



**Selsey Close
Coventry
CV3 4EF**

- Top floor apartment
- Balcony
- Garage included
- Fully double glazed

£130,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are PROUD to introduce this two-bedroom, top floor apartment. In the CV3 area of Coventry, this would make the PERFECT first-time purchase or investment opportunity.

In brief, this apartment comprises of TWO bedrooms – providing space for you and your family or guests, a spacious lounge – with a private balcony – how cool is that? A kitchen and bathroom.

Within close proximity to a main road – providing great travel links and a short distance to local shops and amenities – this will be HOT property!

So, 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 and will not be 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.

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Views and floorplans ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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 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