

Cloud9 Estates

Falkener House

Coventry

CV6 5PT

- One Bedroom Apartment
- Wrap Around Balcony
- Parking Bays
- Leasehold Ownership - 99 Years Remaining

Guide Price £85,000

EPC Rating ‘D’





Falkener House, Stoney Stanton Road, Coventry, CV6 5PT







Property Description

ABOUT THE PROPERTY

Situated in a convenient location in the popular CV6 area of Coventry, Cloud9 Estates present this attractive one-bedroom apartment offering comfortable living, fantastic views and the added benefit of a wraparound balcony.

The property comprises a generously sized lounge, providing a bright and welcoming space to relax or entertain, a separate kitchen, a well-proportioned double bedroom and a shower room.

One of the standout features of this flat is the wrap around balcony, offering excellent outdoor space and lovely panoramic views, perfect for enjoying some fresh air or unwinding after a busy day.

Additional benefits include convenient parking bays and a location just off a main road, providing easy access to local amenities, shops, public transport links and routes into Coventry city centre.





An ideal apartment for a single professional, couple or anyone looking for comfortable living with excellent outdoor space and convenient transport connections.

Want to book a viewing? Then call the award winning 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.

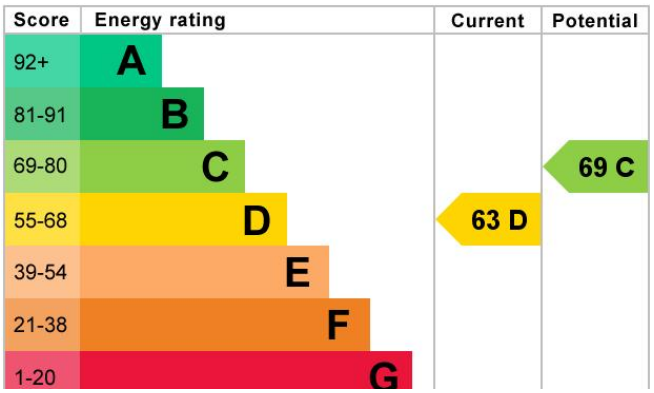
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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
5.16m x 3.76m max
BEDROOM
4.28m x 3.08m max
KITCHEN
2.11m x 2.28m max
BATHROOM
2.62m x 1.66m max

Ground Floor





108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.cloud9estates.co.uk
sales@cloud9estates.co.uk
02476 263 660

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