



**2 Bedroom Top Floor Apartment  
located in Coventry.**

**£139,950**

**UP Estates**



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## FULL DESCRIPTION

Here we have a two bedroom top floor apartment which would make a fantastic first time purchase or investment opportunity. Located in Coventry with local amenities including popular shops, Tile Hill train station, public transport and good access to the A45. In brief the apartment comprises of; Hall, Lounge, Kitchen, Two Bedrooms and the Bathroom. Call now to view!

### HALL

With doors leading to accommodation and access to a useful storage cupboard.

### LOUNGE

**13' 10" x 11' 9" (4.22m x 3.60m)**

A good-sized Lounge with a double glazed window.

### KITCHEN

**6' 2" x 10' 2" (1.89m x 3.1m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, electric hob with an oven below, and a double glazed window.

### BEDROOM ONE

**9' 9" x 10' 5" (2.99m x 3.18m Max)**

A double bedroom having a double glazed window.

### BEDROOM TWO

**11' 9" x 7' 8" (3.6m x 2.34m)**

Having a double glazed window.

### BATHROOM

**7' 2" x 5' 8" (2.2m x 1.74m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed window.

**£139,950**

- Top Floor Apartment
- Two Bedrooms
- Good-Sized Lounge
- Kitchen & Bathroom
- Nearby Amenities
- Lease with Circa 105 Years Remaining





#### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

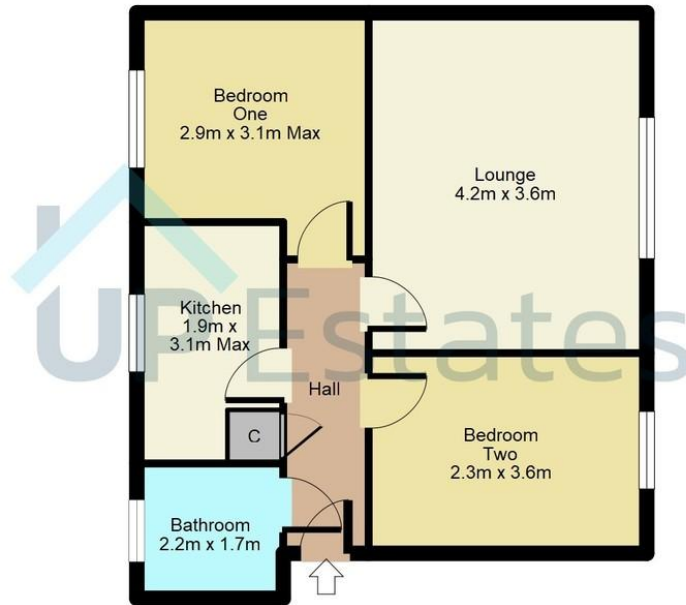
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed

with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 47 sq. m

### CONTACT

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