



UP Estates



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**3 Bedroom Apartment**  
**located on Leicester Street,**  
**Bulkington**  
**£110,000**

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**\*\*NO CHAIN\*\*PERFECT INVESTMENT\*\*LONG LEASE** of circa 150 years**\*\*Nominal Service Charge & Ground Rent\*\*** This spacious three bedroom duplex apartment is now available for purchase with no onward chain. Briefly comprising; Garage and off street parking, entrance hall, living room, kitchen/diner, to the ground floor. On the first floor there are three good sized bedrooms and the family bathroom.

#### **Front Aspect**

Having balcony area to front with stairs leading down to the ground floor.

#### **Entrance Hall**

5'2" x 13'7"

With stairs ascending to the first floor and doors leading to the Lounge and Kitchen.

#### **Kitchen/Diner**

8'1" x 18'6"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, space for conventional oven with extractor hood over and double glazed window to front aspect.

#### **Living Room**

13'10" x 18'8"

Having electric storage heater and a double glazed window to rear aspect.

#### **Landing**

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

£110,000

- **\*\*NO ONWARD CHAIN\*\***
- **SPACIOUS THREE BEDROOM DUPLEX**
- **SOUGHT AFTER VILLAGE LOCATION**
- **PERFECT INVESTMENT**
- **LONG LEASE**
- **LOW GROUND RENT**
- **QUIET AREA**
- **BUS ROUTES TO SURROUNDING TOWNS**
- **GARAGE AND ALLOCATED PARKING**
- **IN NEED OF MODERNIZATION**





**Bedroom One**

13'9" x 15'11"

Having electric storage heater and double glazed window to the rear aspect.

**Bedroom Two**

8'3" x 8'4"

Having double glazed window to the front aspect.

**Bedroom Three**

5'0" x 7'11"

Having double glazed window to rear front aspect and storage cupboard.



**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 endeavor 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 contact 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.





Leicester Street, Bulkington





Total Area: 110.2 m<sup>2</sup> ... 1186 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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