



2 Bedroom Apartment
located on Foleshill Road, Coventry
£151,900

**UP Estates**



****BEAUTIFULLY PRESENTED SPACIOUS APARTMENT**USABLE LOFT SPACE**DUAL ASPECT JULIET BALCONIES**LONG LEASE**ALLOCATED PARKING SPACE**his is a fantastic opportunity to purchase a spacious and bright two double bedroom apartment close to Coventry City Centre! Very briefly comprising; well kept communal hallway, parking and gardens, private entrance hall with three storage cupboards and loft access, open plan lounge diner, kitchen breakfast room, two double bedrooms with Juliet balconies and the bathroom. It's important to note that the property doesn't have an EWS1 certificate. Though not legally required, it's possible some lenders will ask for it during the mortgage application. CALL US NOW TO VIEW!**

ENTRANCE HALL

Having two useful built-in storage cupboards, access to loft space, radiator and doors to accommodation.

LOUNGE DINER

14'5" x 12'7"

A large and bright lounge diner having a large double glazed window and radiator.

KITCHEN BREAKFAST ROOM

9'7" x 10'9"

A lovely kitchen breakfast room boasting a good range of base cupboards, drawers and matching wall cabinets, built-in 'Zanussi' electric oven, inset 'Zanussi' four ring gas hob unit with cooker hood over and chrome splash back, radiator, double glazed window, storage cupboard housing 'Ideal' gas fired boiler, inset sink unit with mixer tap, space and plumbing for automatic washing machine and space for fridge freezer and furnishings.

BEDROOM ONE

11'5" x 11'3"

A good sized double bedroom, double glazed double doors opening to a Juliet balcony and having a radiator.

£151,900

- IMMACULATELY PRESENTED THIRD FLOOR APARTMENT
- DUAL ASPECT JULIET BALCONIES
- LONG LEASE REMAINING
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- AMPLE STORAGE SPACE





BEDROOM TWO

10'8" x 10'5"

A good sized double bedroom, double glazed double doors opening to a Juliet balcony and having a radiator.

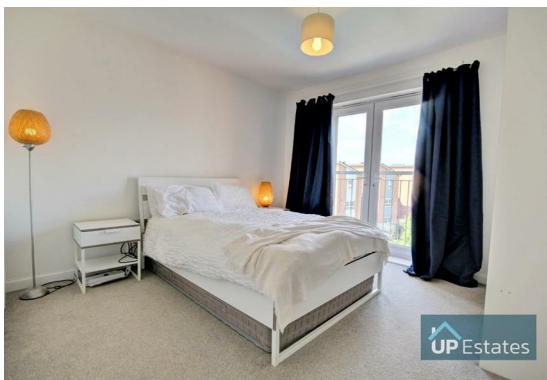
BATHROOM

6'11" x 6'3"

A modern bathroom, boasting white suite with chrome fittings comprising; bath with mixer shower unit and adjacent screen, hand wash basin, WC, radiator, double glazed window, extractor fan and complimentary part-tiled walls.

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.

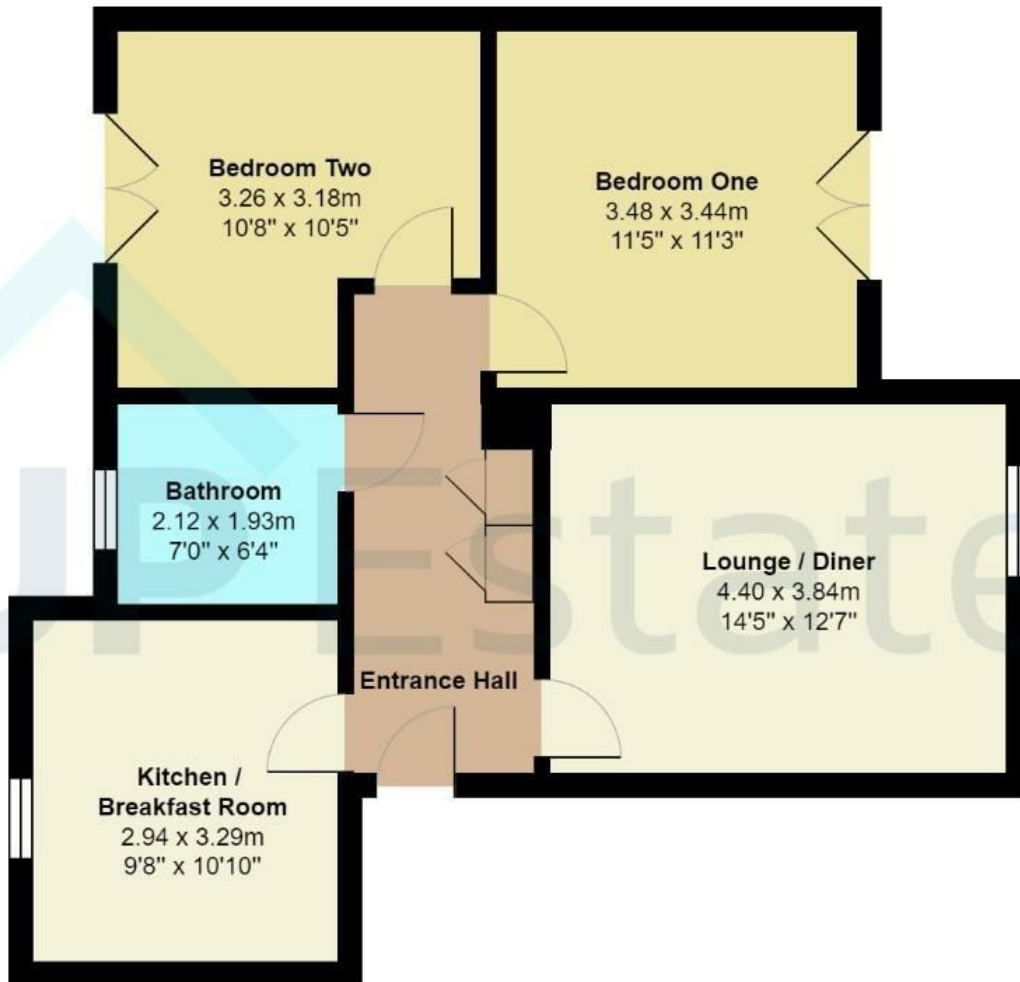
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Foleshill Road, Coventry





Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only

CONTACT

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