



**2 Bedroom Apartment**  
**located on Forest Court, Coventry**  
**£142,250**

**UP Estates**



**\*\*TWO DOUBLE BEDROOMS\*\* \*\*GARAGE AND PARKING INCLUDED\*\* \*\*SECOND FLOOR APARTMENT\*\***

Here is a rare opportunity to purchase this second floor, two bedroom apartment, which has an option of being sold with a sitting tenant. The property is located in the popular and sought after area of Mount Nod and benefits from a long lease of 172 years and a garage with parking. Internally the property is accessed via security entrance and there are storage heaters throughout. In brief the property comprises; Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom. This property benefits from a service charge of only £90 per calendar month.

#### **Hall**

Entrance hall with access to two storage cupboards and having a storage heater.

#### **Lounge/ Dining Room**

11'1" x 16'4"

Spacious Lounge / Diner having a storage heater, a door providing access to the Kitchen and two double glazed windows to side aspect of the property.

#### **Kitchen**

7'1" x 11'0"

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, integrated oven, hob and overhead extractor fan, space and plumbing for additional appliances, having access to a storage cupboard and a double glazed window to the side aspect of the property.

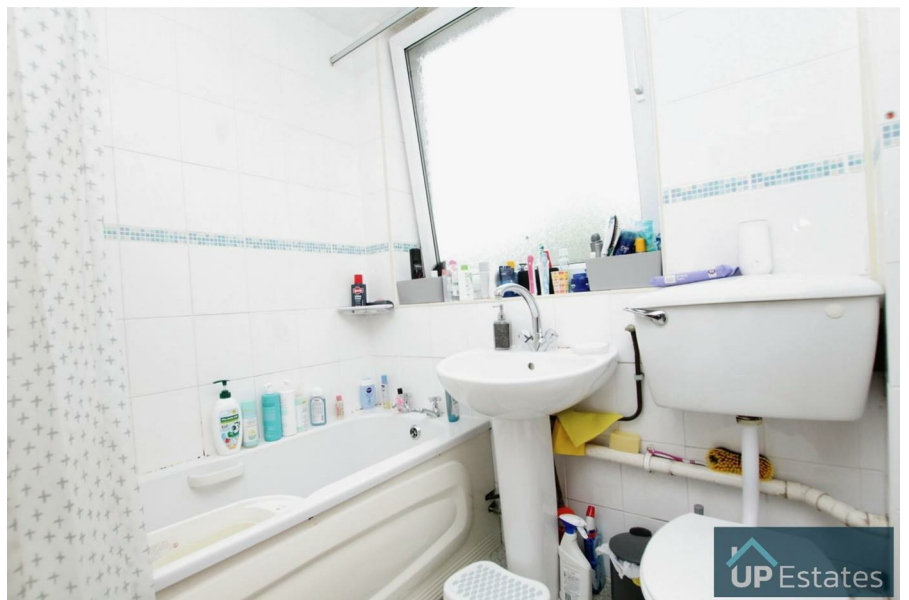
#### **Bedroom One**

10'11" x 12'7"

Double bedroom having a storage heater and a double glazed window to the side aspect.

£142,250

- Second Floor Apartment
- Two Double Bedrooms
- Lounge/ Dining Room
- Kitchen
- Garage and Parking Included
- Sought After Location







**Bedroom Two**

7'7" x 10'11"

Having a storage heater and a double glazed window to the side aspect.

**Bathroom**

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

**Garage**

Having an up and over door

**Parking**

Parking is unallocated but there is ample space for parking

**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.

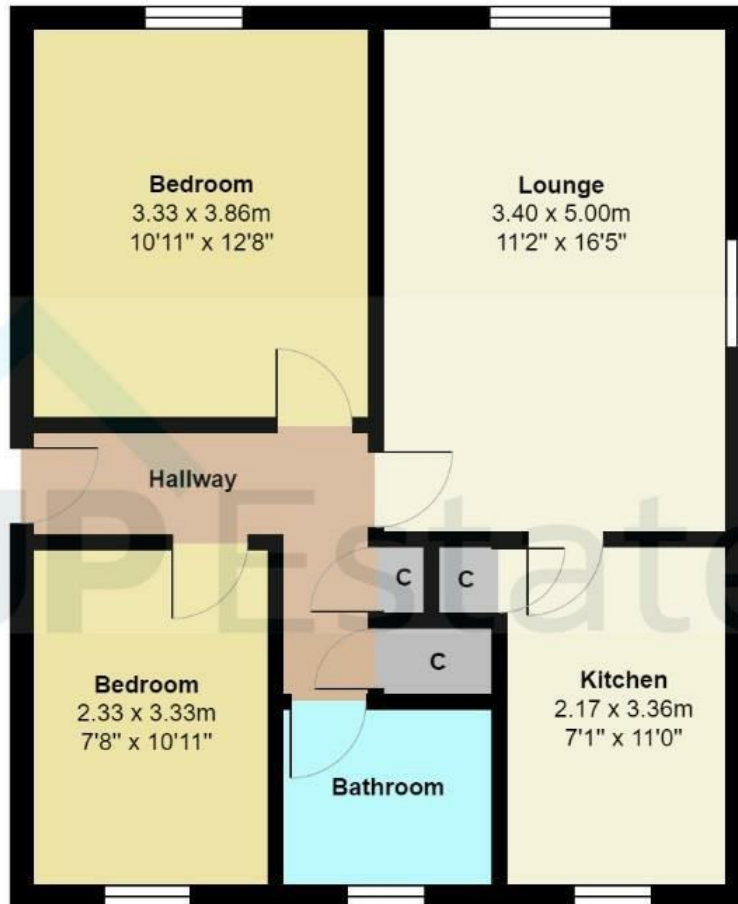
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Forest Court, Unicorn Lane, Coventry





Total Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
 6 Orchard Court  
 Binley Business Park  
 Coventry  
 Warwickshire  
 CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

