

**2 Bedroom Apartment**  
**located on St. Nicholas Street,**  
**Coventry**  
**£140,000**

 **UP Estates**



**\*\*GROUND FLOOR FLAT WITH 934 YEARS ON THE LEASE\*\*** Here is an excellent opportunity to purchase a two bedroom ground floor apartment which is in excellent condition throughout and has the additional benefit of a garage. The property is situated in close proximity to Coventry City Centre, just a short distance from Coventry train station and bus station, Coventry University, the ring road and a wide variety of shops. In brief, the property comprises; a hall, bathroom, kitchen, lounge and two double bedrooms. Central heating and double glazing throughout. Viewing is recommended. Annual service charge is £1,020 with ground rent fixed at £5 per annum.

#### **Hallway**

Having doors leading to the kitchen, lounge, bedrooms and bathroom and storage cupboards.

#### **Kitchen**

7'10" x 10'5"

Having a range of base mounted units with worktops over, electric oven, four ring electric hob with extractor over, space for appliances and a double glazed window.

#### **Lounge**

12'5" x 14'0"

Having a central heated radiator and a double glazed window.

#### **Bedroom**

9'11" x 14'0"

Having a central heated radiator and a double glazed window.

#### **Bathroom**

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

#### **Bedroom**

8'8" x 13'8"

Having a central heated radiator and a double glazed window.

£140,000

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Lounge
- Family Bathroom
- Includes a Garage





### **Garage**

Having an up and over door.

### **IMPORTANT NOTE TO PURCHASERS**

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.

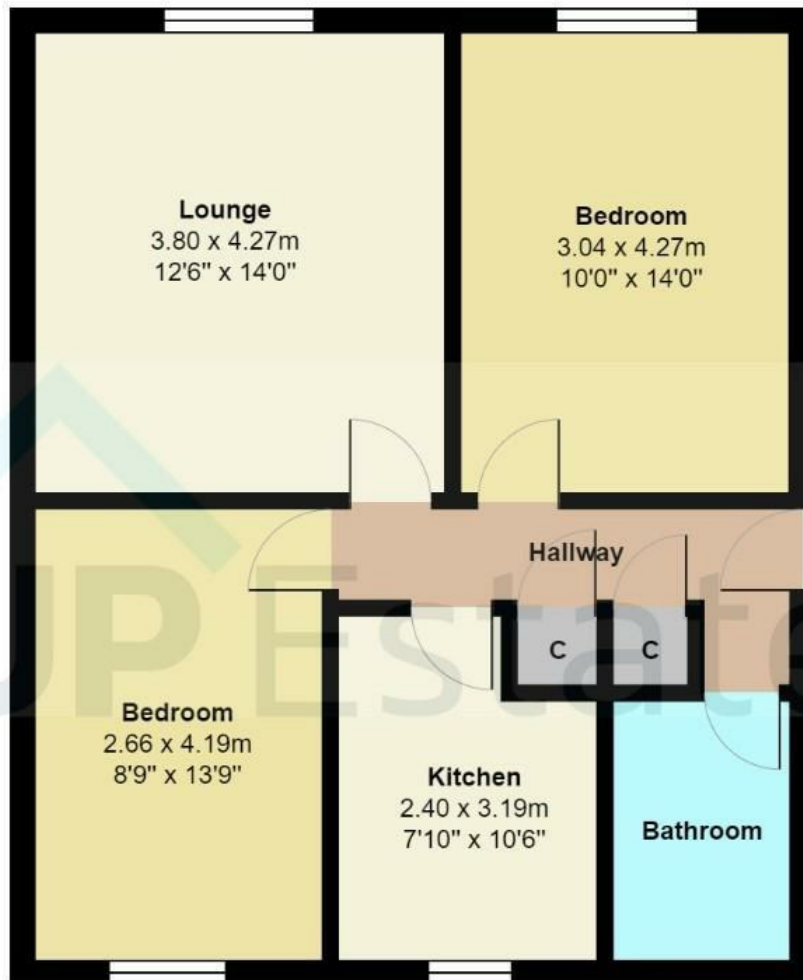
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



St. Nicholas Street, Coventry





Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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