



**1 Bedroom Maisonette**  
**located on Frisby Road, Coventry**  
**£82,000**

**UP Estates**



NO CHAIN IS OFFERED ON THIS \*\*GROUND FLOOR MASONETTE - ONE DOUBLE BEDROOM - LOUNGE WITH SEPERATE KITCHEN\*\*Offering great prospects as an affordable first time purchase or rental buy to let, this property benefits from PVC double glazing, gas central heating with Worcester condensing combi boiler installed Sept 2021, private patio area and communal rear garden, as well as a double bedroom, bathroom, lounge/diner and kitchen. The property has a lease remaining of circa 105 years, and has a service charge of circa £715 per annum, and ground rent of circa £10 per annum.

#### 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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£82,000

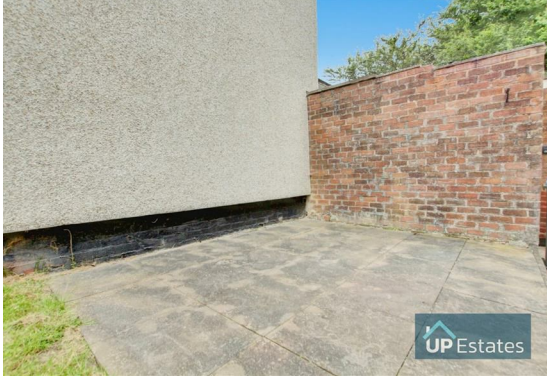
- Ground Floor Maisonette
- NO CHAIN!
- Circa 105 year lease
- Service Charge circa £715 per annum
- Ground Rent circa £10 per annum
- Good First Time Buy
- Good Rental Investment Potential
- Requires Modernisation
- One Bedroom





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

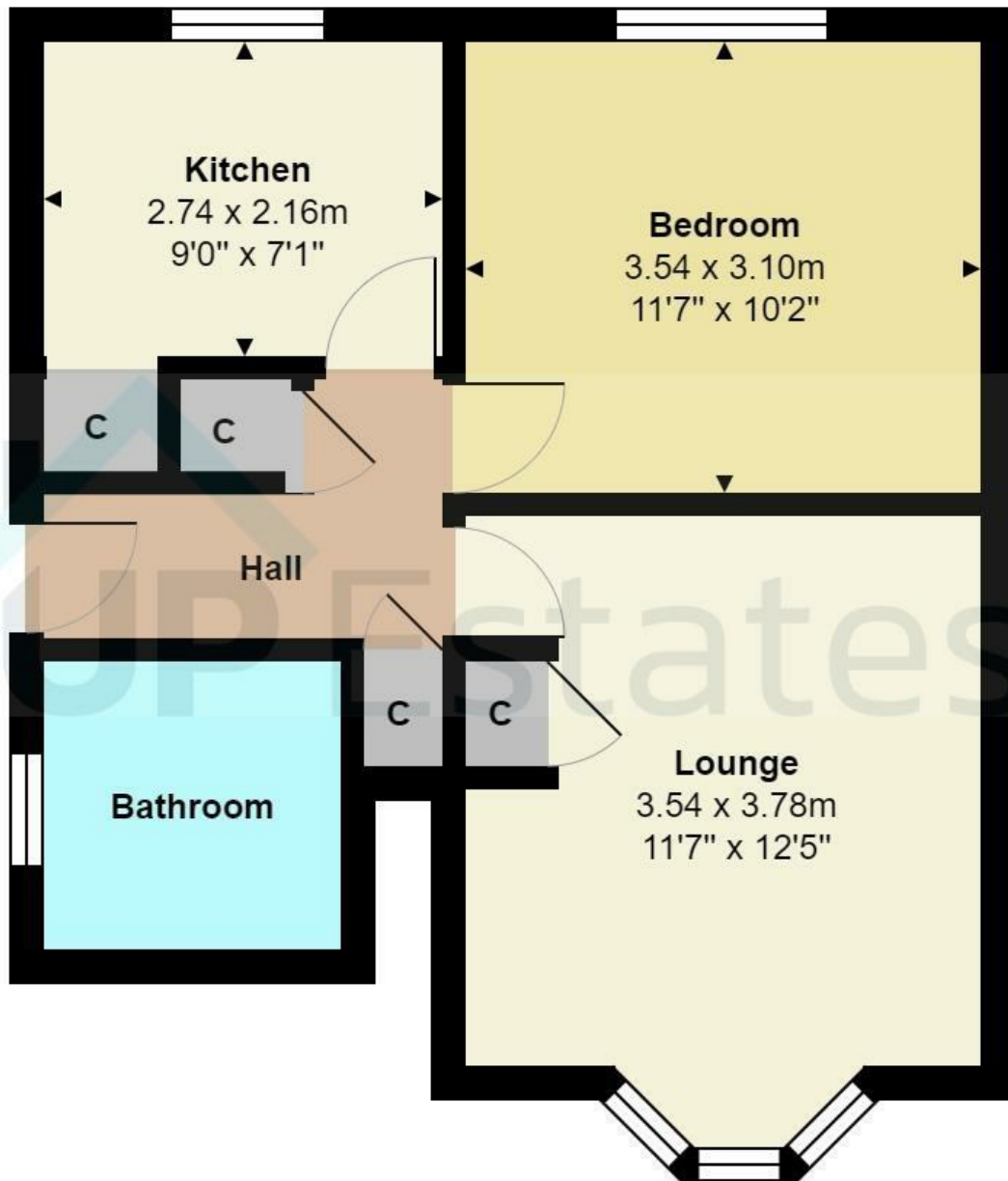






Frisby Road, Coventry





Total Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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