



**1 Bedroom Maisonette**  
**located on Keswick Walk, Coventry**  
**Offers Over £110,000**

**UP Estates**





**\*\*Beautifully Presented Double Bedroom Maisonette With Loft Space - Shared Garden - Fantastic Location\*\*** This is a fantastic opportunity to purchase a maisonette tucked away on Keswick Walk, with private entrance & within walking distance to the university hospital as well as a range of amenities. This lovely property very briefly comprises; shared garden and stairwell leading to private store and entrance, entrance hall with further storage, kitchen/lounge, double bedroom and bathroom. This property has a remaining lease of circa 106 years, service charge of £50 per calendar month & ground rent of £10 per annum. **CALL NOW TO SECURE A VIEWING!**

#### **EXTERNALLY**

Tucked away on Keswick Walk, this Maisonette has a shared garden/patio area, stairwell leading to entrance and door into store housing the combination boiler.

#### **ENTRANCE HALL**

A welcoming entrance hall including two storage cupboards, access to the loft hatch, central heated radiator and doors leading to accommodation.

#### **LOFT**

A useful space accessed via pull down ladders, being boarded with light/power.

#### **KITCHEN AND LOUNGE**

21'10" x 10'9"

A bright open plan kitchen and lounge area boasting dual aspect double glazed windows, central heated radiator, feature fireplace, kitchen area benefitting from a matching range of wall and base mounted units with work surfaces over, inset sink with drainer and mixer tap, gas hob, oven, extractor, fridge with freezer compartment and space/plumbing for appliances.

## Offers Over £110,000

- BEAUTIFULLY PRESENTED MAISONETTE NEAR HOSPITAL
- AMPLE STORAGE INCLUDING BOARDED LOFT SPACE WITH LIGHT AND LADDER!
- 106 YEARS ON LEASE REMAINING
- SHARED GARDEN PATIO AREA
- GAS CENTRAL HEATED & DOUBLE GLAZED
- EPC RATING C & COUNCIL TAX BAND A





**BEDROOM**

11'9" x 9'9"

A good sized double bedroom with storage cupboard, central heated radiator and double glazed window.

**BATHROOM**

5'6" x 5'11"

A beautiful, modern bathroom being tiled throughout, having paneled bath with shower over, WC & hand wash basin mounted in vanity unit. opaque double glazed window and central heated towel rail.

**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

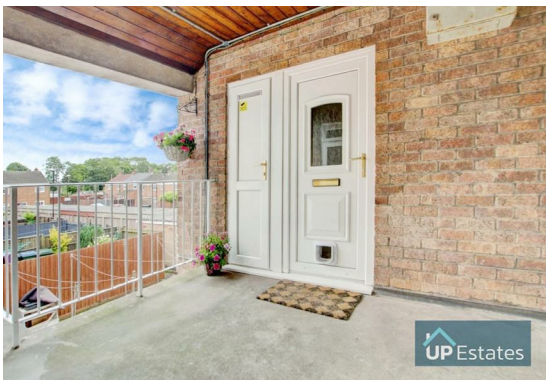


and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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.

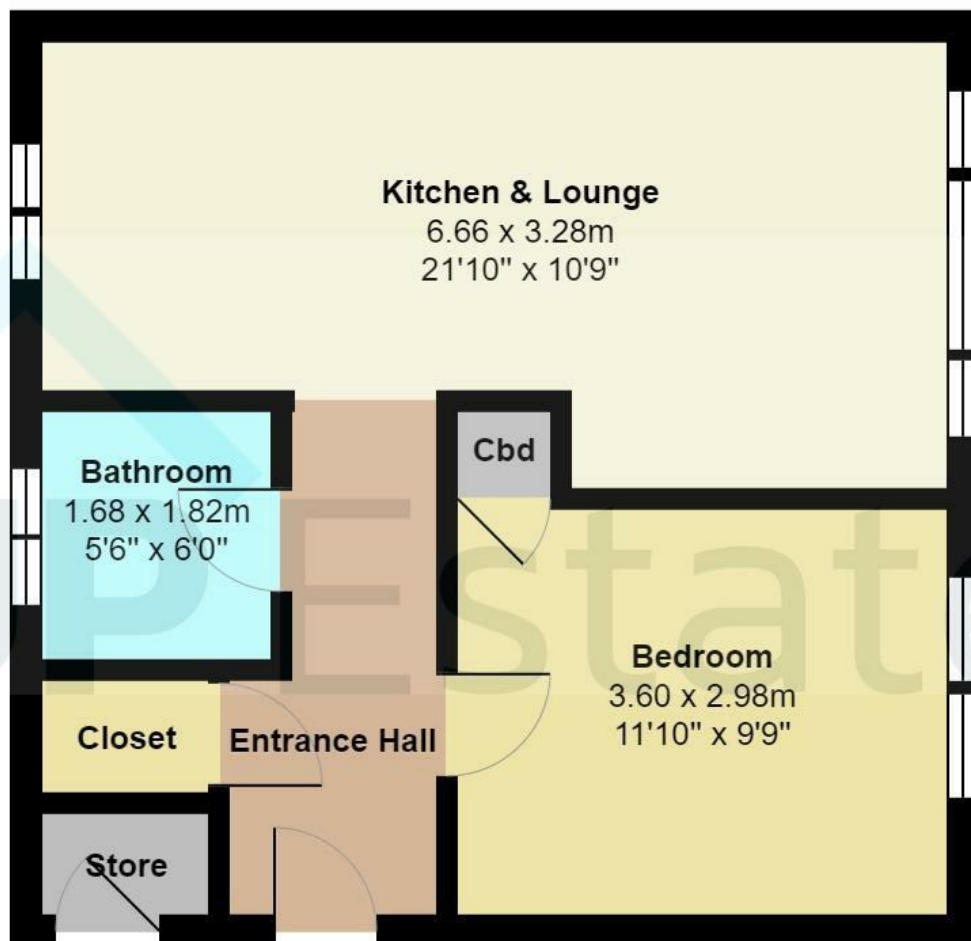






Keswick Walk, Coventry





Total Area: 42.8 m<sup>2</sup> ... 460 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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