



2 Bedroom Maisonette
located on Linnet Close, Coventry
£130,000

UP Estates



****NO CHAIN - TWO BEDROOMS - PRIVATE GARDEN - GROUND FLOOR MAISONETTE WITH CIRCA 139 YRS ON LEASE - GARAGE EN BLOC - OPTIONALLY FURNISHED**** Tucked away in a quiet cul de sac with easy access to M6 & JLR is this two bedroom, ground floor maisonette with private garden and garage en bloc! The property briefly comprises; entrance hall, lounge diner, kitchen, two bedrooms, private front and rear garden and garage en bloc. We have been advised by the owner that there is a £150 per annum ground rent charge & circa 139 years remaining on the lease. Call now to view!!

HALLWAY

Having doors leading to the main floor accommodation and laminate flooring.

LOUNGE

15'11" x 11'0"

15' 11" x 11' (4.85m x 3.36m) Having a gas fire, electric heater and a double glazed window to the front aspect.

KITCHEN

7'1" x 10'0"

7' 1" x 10' (2.16m x 3.06m) Having a matching range of base mounted and eye level units, stainless steel sink with drainer unit, new washing machine, fridge/freezer and cooker, laminate flooring and a double glazed window to the rear aspect.

BEDROOM ONE

12'3" x 10'11"

12' 3" x 10' 11" (3.74m x 3.34m) Having laminate flooring, double glazed window to the rear aspect and an electric storage heater.

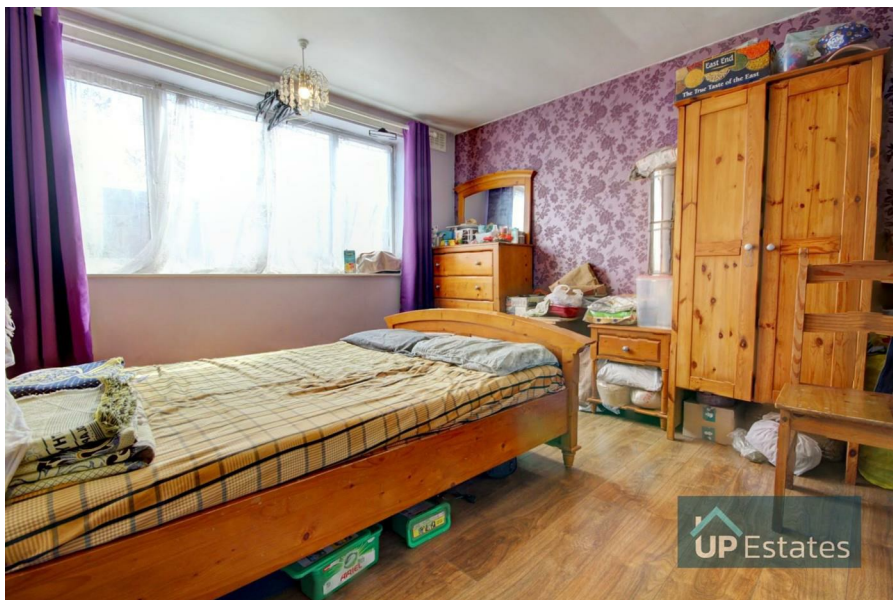
BEDROOM TWO

11'2" x 6'10"

11' 2" x 6' 10" (3.41m x 2.09m) Having laminate flooring and a double glazed window to the front aspect.

£130,000

- GROUND FLOOR MASONETTE APARTMENT
- TWO BEDROOMS
- GARAGE EN BLOC
- PRIVATE GARDEN
- 139 YEAR LEASE
- NO FORWARD CHAIN
- OPTIONALLY WITH FURNISHINGS





BATHROOM

Having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed opaque window to the side aspect.

REAR GARDEN

Having garden to the rear of the property accessed via side gate.

GARAGE

Garage in a block adjacent to the property with parking in front.

PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: Coventry

Tenure: Leasehold

Maintenance or Service Charges: Annual Ground Rent £150.00

EPC Certificate Rating: D

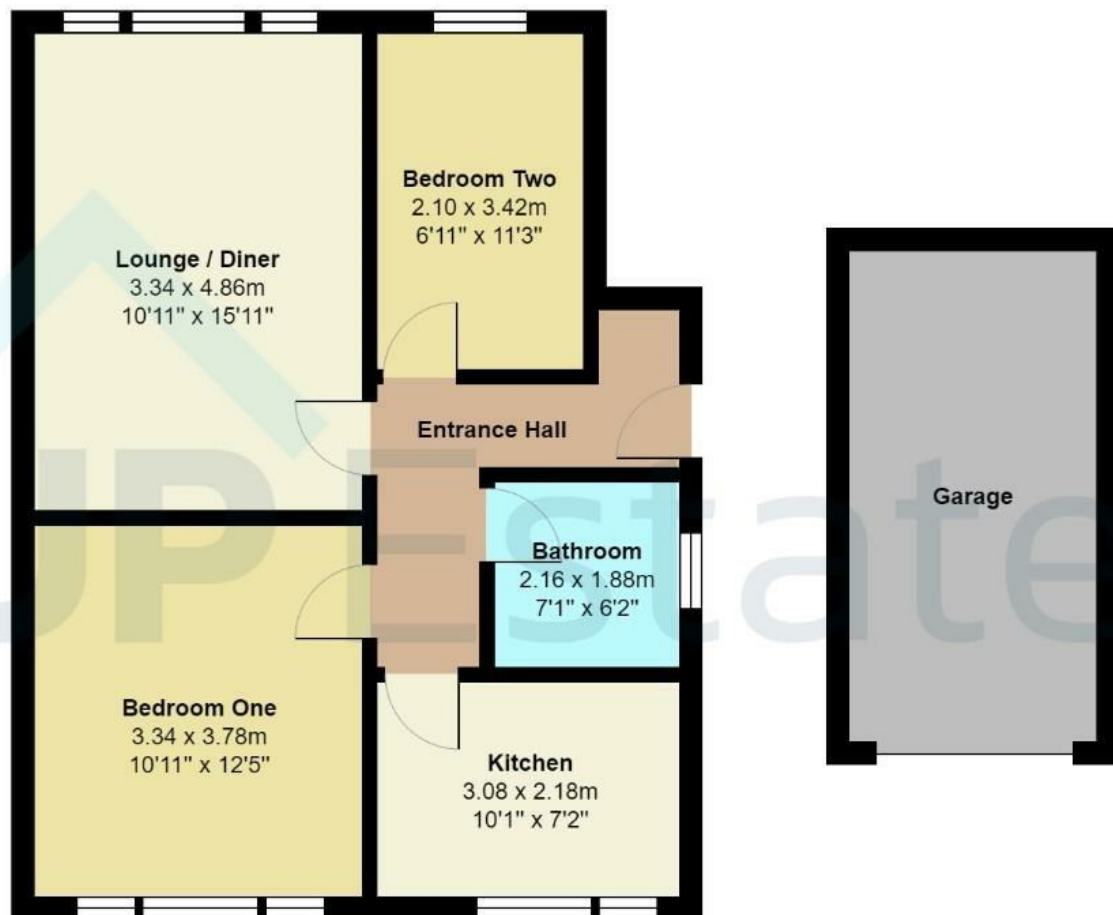
Approx. Total Floor Area: 594.00 sqft

Heating System: Electric Storage Heating



Linnet Close, Coventry





Total Area: 55.1 m² ... 594 ft² (excluding garage)

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
T: 024 7771 0780

 **UP** Estates