



2 Bedroom Apartment
located on Albany Road, Coventry
£130,000

UP Estates



****NO FORWARD CHAIN - TWO DOUBLE BEDROOMS - PARKING TO REAR - FANTASTIC LOCATION - CIRCA 127 YEAR LEASE**** This is a brilliant opportunity to purchase a two double bedroom apartment in the heart of Earlsdon, fantastic first time purchase or investment opportunity. This property very briefly comprises; secure communal entrance leading to; hallway, lounge diner, kitchen, two double bedrooms and the bathroom. There is parking to the rear of the property. This property benefits from no forward chain, EPC C, Council tax band A, double glazing and central heating throughout.

LOCATION

This well presented apartment is conveniently located in the heart of Earlsdon boasting exceptional amenities incl. access to CITY CENTRE, the popular EARLSDON high street embossed with an array of retail and service outlets, coffee shops, bars and restaurants offering a wide range of cuisines, TRAIN STATION, The War Memorial Park, ring road and transport links. Also with bus routes to Warwick University, Westwood Business and Science Parks.

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

£130,000

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER EARLSDON LOCATION
- EPC C & COUNCIL TAX BAND A
- PARKING TO REAR
- CIRCA 127 YEAR LEASE REMAINING





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.





Albany Road, Coventry





Total Area: 53.2 m² ... 573 ft²

All measurements are approximate and for display purposes only

CONTACT

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