



**2 Bedroom Apartment**  
**located on Woodlands Court,**  
**Coventry**  
**£165,000**

**UP Estates**





**\*\*BEAUTIFULLY PRESENTED APARTMENT WITH BALCONY - GARAGE EN BLOC - SOUGHT AFTER BINLEY WOODS LOCATION - COMMUNAL GARDENS - LONG LEASE CIRCA 941 YRS\*\*** This is a fantastic opportunity to purchase a well presented two double bedroom apartment situated on the second floor, tucked away in a cul de sac within Binley Woods. The property very briefly comprises; maintained communal entrance hall and stairwell leading to private entrance hall with storage, shower room, lounge diner, balcony, kitchen and two bedrooms with integrated wardrobe storage. The kitchen boasts integrated fridge, oven, hob, extractor, washing machine and houses a handy water pressure tank. The living room benefits from a versatile air-conditioning unit which allows for heat, cool air and a dehumidifier. We have been advised by the owner that the ground rent is peppercorn and the service charge is circa £104.50 per calendar month.

#### LOCATION

The village of Binley Woods is located in the Rugby Borough of Warwickshire, five miles to the east of central Coventry and 1.5 miles to the west of the village of Brandon. Superb access to the midlands motorway network begins upon the A46 only a matter of minutes away. The M6 is approximately 2.5 miles from the property.

Among the local amenities, Binley Woods boasts one public house, a Post Office, a small supermarket, a newsagent, hairdresser, chemist, Indian Takeaway, dentist, off-licence and Chinese take-away. There is also a village hall that hosts a number of community activities including a drama group and keep fit. The nearby Warwickshire Shopping Park also boasts Marks & Spencer, Asda Living, Morrisons and a number of other quality retailers, situated within a few minutes drive

#### PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Rugby

Tenure: Leasehold

Maintenance or Service Charges: Annual Ground Rent £15.00, Annual Service Charge £1254.17

EPC Certificate Rating: E

Approx. Total Floor Area: 803.00 sqft

Heating System: Electric Heating

#### IMPORTANT NOTE TO PURCHASERS

**£165,000**

- BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- BALCONY OFF OF LOUNGE
- SOUGHT AFTER BINELY WOODS LOCATION
- CIRCA 941 YEARS ON LEASE
- GARAGE EN BLOC
- COUNCIL TAX BAND B





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.

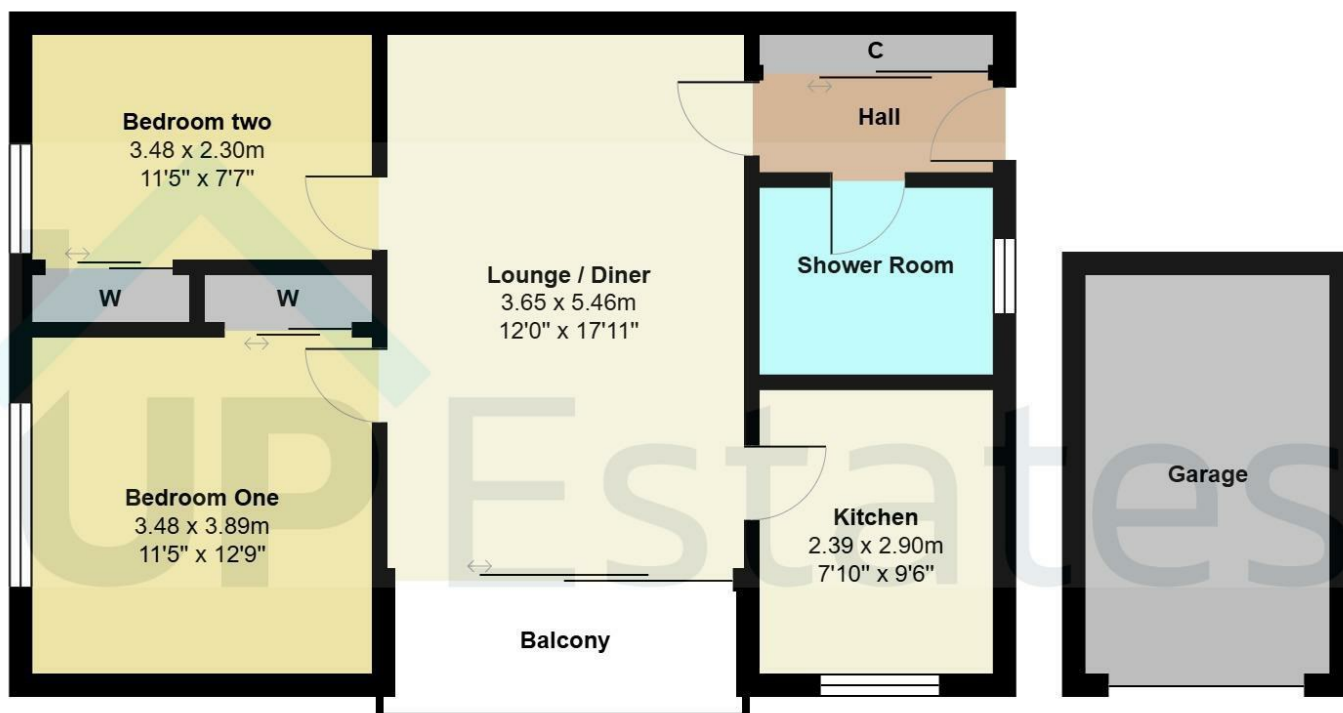






Woodlands Court, Binley Woods, Coventry





Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup> inc Balcony

All measurements are approximate and for display purposes only

## CONTACT

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