



**2 Bedroom Maisonette**  
**located on Fletcher Walk, Coventry**  
**£185,000**

**UP Estates**





**\*\*EXCLUSIVE PRIVATE GATED DEVELOPMENT\*\*** Here is a fantastic opportunity to purchase this modern, first floor maisonette which is presented to a very high standard throughout. The property is set within an exclusive gated community and has the benefit of having a modern kitchen and bathroom and is located close to excellent local amenities. In brief the property comprises; Hallway, lounge/ diner, kitchen, two bedrooms and a family bathroom. Externally the property is set within well maintained communal grounds and has an allocated parking space.

### HALLWAY

Having an initial entrance hallway with stairs rising to the first floor having doors leading to the lounge, kitchen, bedrooms and bathroom, benefiting from loft space.

### LOUNGE/ DINING ROOM

10'9" x 14'7"

Having windows to the rear and side aspect and a central heated radiator.

### KITCHEN

Having a matching range of wall and base mounted units with roll top work surfaces over, tiled splash, four ring gas hob with extractor over, electric oven, integrated fridge/ freezer, space for washing machine and a window to the rear aspect.

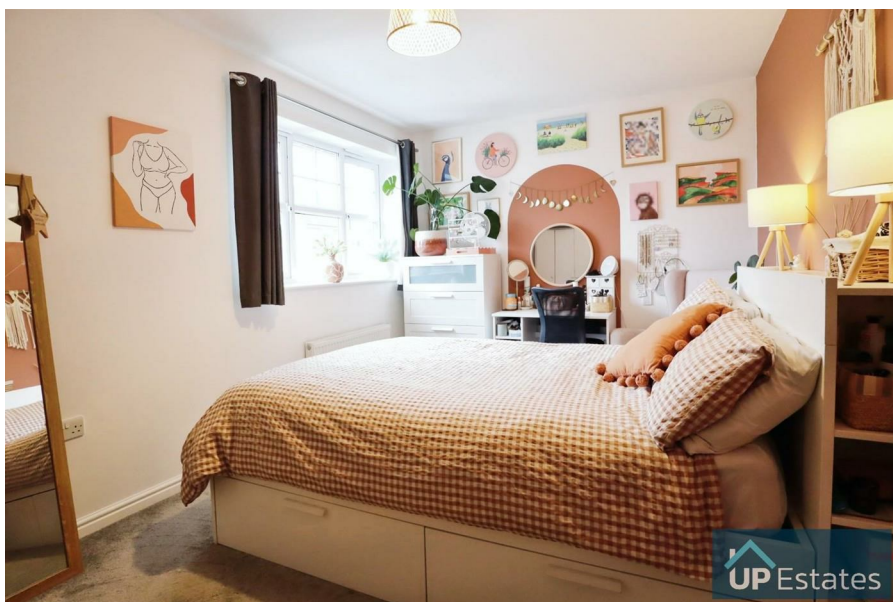
### BEDROOM ONE

15'8" x 9'6"

Having window to the front aspect and a central heated radiator.

**£185,000**

- EXCLUSIVE PRIVATE GATED DEVELOPMENT
- MODERN FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- ATTRACTIVE LOUNGE/ DINING ROOM
- MODERN BATHROOM AND KITCHEN
- ALLOCATED PARKING SPACE AND VISITOR PARKING
- 105 YEARS REMAINING ON LEASE





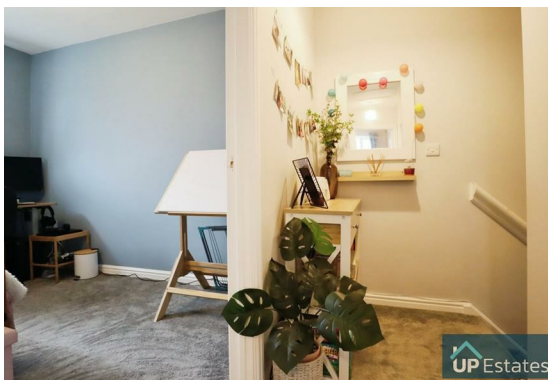
### **BATHROOM**

Having a panelled bath with shower over, low level w/c and a vanity wash basin, central heated radiator and an opaque double glazed window to the front aspect.

### **BEDROOM TWO**

7'10" x 11'0"

Having window to the rear aspect and a central heated radiator.



### **PARKING**

Having a designated parking space with further visitor car parking spaces.

### **OUTSIDE**

The property is situated around well maintained communal areas.

### **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.





Fletcher Walk, Coventry





Total Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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