



2 Bedroom Apartment
located on Ropeway, Southam
£260,000

UP Estates



****LARGE MODERN 2 BED PROPERTY**** Up Estates is proud to present this delightful premium two bedroom Duplex apartment which is located on the first floor and has a continued NHBC warranty, it is in excellent condition throughout and comes with parking. The property is situated in the quiet residential area of Bishops Itchington on the prestigious newly developed DWH Bishops Hill site with superb commuter links, close to reputable schools and easy access to local shops. Located close to a nature reserve, fitted wardrobes in master bedroom, secure entrance hall, perfect first home for singles or couples. In brief the property comprises; Security system to the Entrance hallway and property door. This in turn leads to a WC, Lounge/ Diner which then connects to the Kitchen and a Bedroom to the first floor to the second floor there is a Bedroom and a Bathroom with additional storage space off of the landing. This property has circa 995 years remaining lease, and an annual service charge of £1,344.

ENTRANCE HALLWAY

Entering from the ground floor with stairs leading to the front door you are welcomed into the entrance hallway with doors leading to the Living Room, Bedroom, Downstairs WC and stairs ascending to the first floor.

CLOAKROOM

Featuring a wash basin, and a low-level WC with an opaque double glazed window

LIVING/ DINING ROOM

15'3" x 14'8"

Generously sized lounge which benefits from a central heated radiator and integrated storage. The space accommodates family dining, creating an inviting and stylish living area

KITCHEN

6'8" x 9'10"

Modern kitchen with a coordinated set of gloss cabinets complimented by wood effect roll-top work surfaces. The space is equipped with a functional sink and features an integrated stove accompanied by a practical extractor fan and double glazed windows

£260,000

- TWO BEDROOM DUPLEX APARTMENT
- LOUNGE/ DINER/ KITCHEN
- TWO SPACIOUS BEDROOMS
- ALLOCATED PARKING
- £135 PCM SERVICE CHARGE
- LONG LEASE 995





BEDROOM TWO

10'1" x 10'4"

Attractive bedroom with central heated radiators and double glazed windows.

LANDING

The landing is well-appointed with integrated storage, connecting to the bedroom and family bathroom.

BEDROOM ONE

10'4" x 14'1"

Large bedroom with integrated wardrobes, central heated radiators and a double glazed Velux window.



BATHROOM

This contemporary bathroom, adorned with partial tiling, includes a bath complemented by a shower and a glass cover. Also includes a sink, low-level WC, a double glazed skylight allowing natural light and a central heated towel rail.

COMMUNAL GARDENS

Well kept communal gardens which will be fenced off in the future

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.



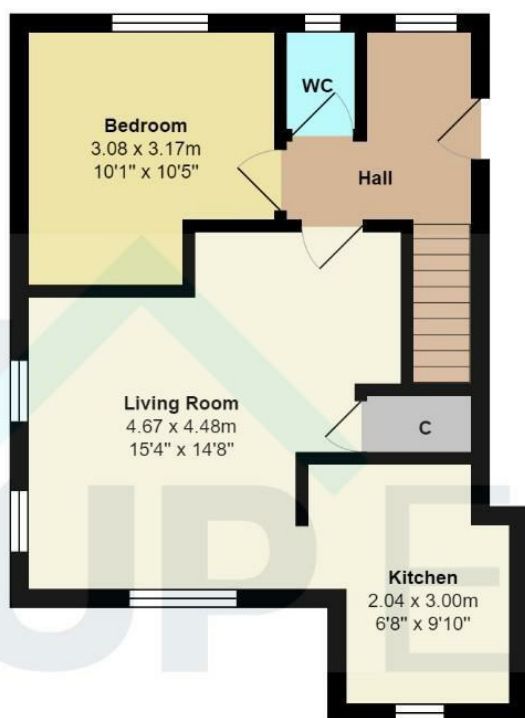
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Ropeway, Bishops Itchington, Southam





Total Area: 64.7 m² ... 697 ft² (excluding storage)

All measurements are approximate and for display purposes only

CONTACT

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