



**1 Bedroom Apartment**  
**located on 16 Queens Road,**  
**Coventry**  
**Offers Over £150,000**

**UP** Estates



**\*\*NO CHAIN – GATED OFF ROAD ALLOCATED PARKING – SPACIOUS LIVING KITCHEN DINER – CENTRAL LOCATION IN SECURE BUILDING – GREAT FIRST-TIME PURCHASE OR INVESTMENT\*\***

This well-maintained, modern executive apartment is offered for sale with no forward chain and benefits from an allocated parking space within a gated area - a rare and valuable feature for a city centre location.

The property is currently tenanted until September 2025, making it a fantastic investment opportunity with a tenant in situ. However, the apartment can also be sold with vacant possession, offering flexibility for both investors and owner-occupiers.

Perfectly positioned for young professionals and students, it's within easy reach of Coventry and Warwick Universities, as well as Coventry City Centre.

Queens House is a secure, well-located building offering excellent transport links. Coventry Train Station is just a 10-minute walk away, providing direct trains to London Euston (approx. 1 hour) and regular services to Birmingham New Street (approx. 20 minutes).

Situated on the first floor with secure entry and lift access, the apartment comprises a spacious hallway, one large double bedroom, a stylish bathroom, and a generously sized open-plan living kitchen diner.

#### **\*\*Entrance Hallway:\*\***

A lengthy, welcoming entrance hall with bespoke, fitted mirrored storage. The storage space is vast with plenty of shelving. This space was previously part of the entrance footprint and could easily be turned back into a larger welcome area or small office space.

#### **\*\*Living Kitchen Diner:\*\***

A large open plan area with lots of natural light. The room benefits from double-glazed windows with bespoke fitted blinds, radiator, space for furnishings and a fitted TV point. In the kitchen area you will find Howdens range of wall and base unit kitchen cupboards and drawers, built-in hob and oven with extractor fan over, spotlights, plumbing for a washing machine and plenty of space for appliances.

#### **\*\*Bedroom:\*\***

Large bedroom suitable for a King size bed, with plenty of room for bedroom storage. The room also benefits from double-glazed windows with bespoke fitted blinds and radiator.

#### **\*\*Bathroom:\*\***

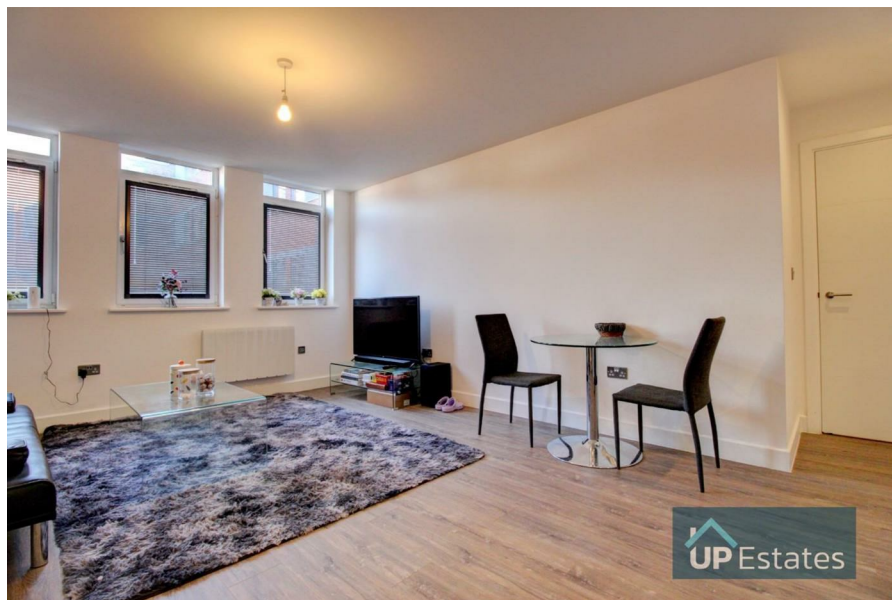
Low-level WC, wash hand basin, part-tiled walls, separate walk-in shower cubicle and extractor fan.

#### **\*\*Outside:\*\***

Secure key code entry to main building and car park entrances. Lift access to the 1st floor. Externally, there is one allocated parking space in a secure, gated car park.

With great access to amenities, transport links, and universities, this property is an ideal choice for both first-time buyers and investors alike.

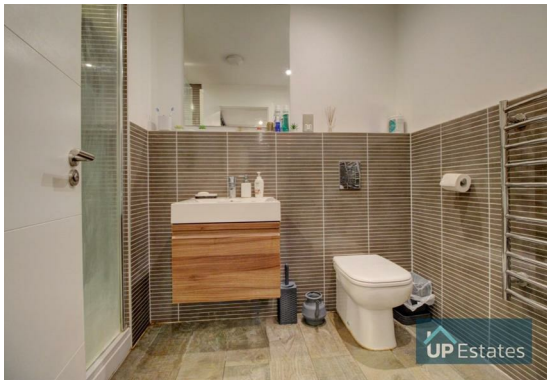
#### **IMPORTANT NOTE TO PURCHASERS**



## Offers Over £150,000

- NO FORWARD CHAIN
- GREAT INVESTMENT OR FIRST TIME PURCHASE
- WELL PRESENTED, MODERN EXECUTIVE APARTMENT
- 117 YEARS ON LEASE REMAINING
- CENTRAL LOCATION SURROUNDED BY AMENITIES
- SECURE GATED PARKING





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.

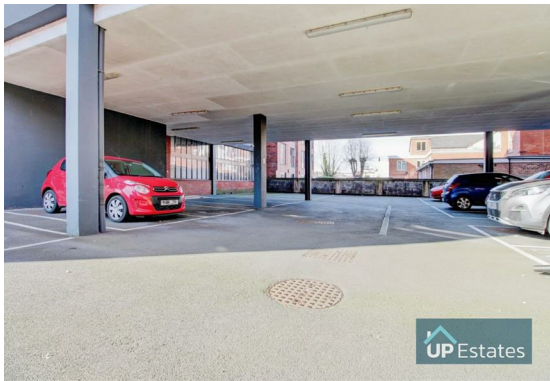
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 contact 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.







16 Queens Road, Coventry





Total Area: 53.1 m<sup>2</sup> ... 572 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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