



**2 Bedroom Apartment**  
**located on Crathie Close, Coventry**  
**Offers Over £100,000**

**UP Estates**



## Offers Over £100,000

- NO CHAIN
- TWO BEDROOMS
- CIRCA 126 YEARS ON LEASE
- GROUND FLOOR
- FANTASTIC LOCATION NEAR HOSPITAL
- CALL NOW TO VIEW!

**\*\*NO CHAIN - GROUND FLOOR - TWO BEDROOMS - NEAR UNIVERSITY HOSPITAL - LEASE REMAINING CIRCA 125 YEARS\*\***

This is a fantastic opportunity to purchase a good sized ground floor apartment tucked away in Crathie Close, Wyken. Surrounded by amenities, transport links and near the university hospital. The property briefly comprises; entrance hall, kitchen, lobby, lounge diner, two bedrooms and the bathroom. We have been advised by the owner that there is circa 125 years remaining on the lease, service charge circa £300 per annum & circa £20 ground rent per annum. The property benefits from no forward chain and has double glazing and storage heaters throughout.

### DISCLAIMER

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.





Crathie Close, Coventry





Total Area: 49.4 m<sup>2</sup> ... 532 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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