



2 Bedroom Apartment
located on St. Nicholas Street,
Coventry
£135,000

 **UP Estates**



****NO ONWARD CHAIN – IDEAL FIRST-TIME BUY
OR INVESTMENT – WELL PRESENTED – FIRST
FLOOR – TWO BEDROOMS – ALLOCATED
PARKING****

This beautifully presented two-bedroom first floor apartment is offered for sale with no onward chain, benefiting from gas central heating and double glazing (where specified).

The accommodation briefly comprises: entrance hall, lounge, kitchen, bathroom, and two bedrooms. The property is accessed via a well-maintained communal entrance with intercom facilities, and further benefits from secure, gated parking for residents and guests.

£135,000

- Secure Gated Parking
- No onward chain
- Two Double Bedrooms
- Quiet Location
- Fully Furnished
- Close proximity to city centre





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.

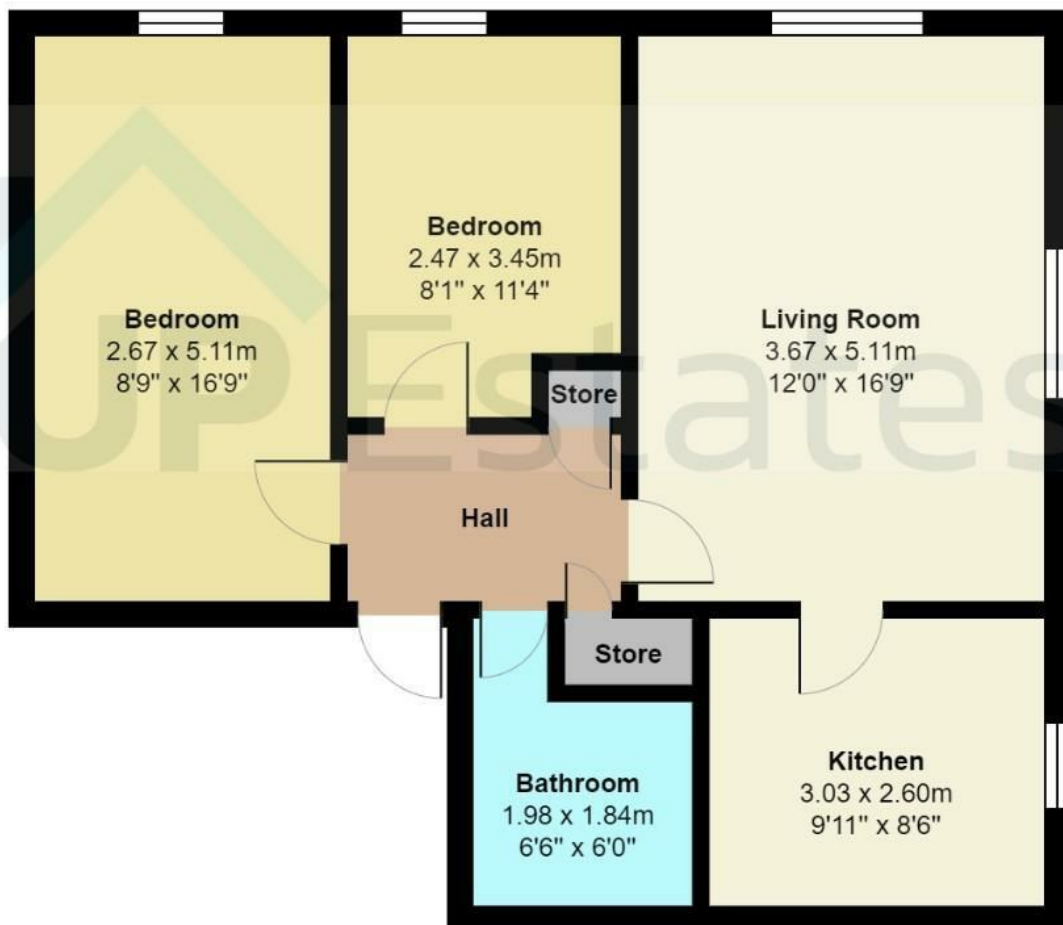
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



St. Nicholas Street, Coventry





Total Area: 60.9 m² ... 655 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 UP Estates