

**2 Bedroom Apartment**  
**located on Brinklow Road, Coventry**  
**£165,000**

**UP Estates**





| NO FORWARD CHAIN | TWO BEDROOM  
APARTMENT IN GATED DEVELOPMENT |  
FANTASTIC LOCATION | SPACIOUS LIVING  
KITCHEN DINER |

This is a fantastic opportunity to purchase a two double bedroom, apartment which is beautifully presented and situated in a highly popular area of Coventry. Offering full central heating and double glazing throughout. In brief, the property comprises; entrance hall, good-sized lounge/diner with open-plan access to the kitchen plus Juliet balcony, two double bedrooms and the bathroom. There are circa 108 years remaining on the lease. Further benefits include secure gated parking with one allocated space, a tidy communal entrance with intercom system, and well-maintained grounds. Viewing is strongly advised!

Located close to University Hospital Coventry & Warwickshire, the apartment is ideally positioned for local shops, supermarkets, and the nearby Warwickshire Shopping Park. Excellent transport links are within easy reach, including the A46, M6, M69, and regular bus services into Coventry city centre.

£165,000

- BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- NO FORWARD CHAIN
- SECURE GATED DEVELOPMENT WITH INTERCOM
- SPACIOUS LIVING KITCHEN DINER
- JULIET BALCONY
- ALLOCATED PARKING
- COUNCIL TAX BAND A
- EPC RATED C





### 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.



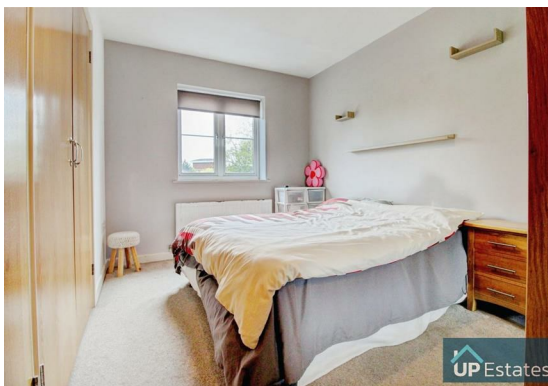


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.

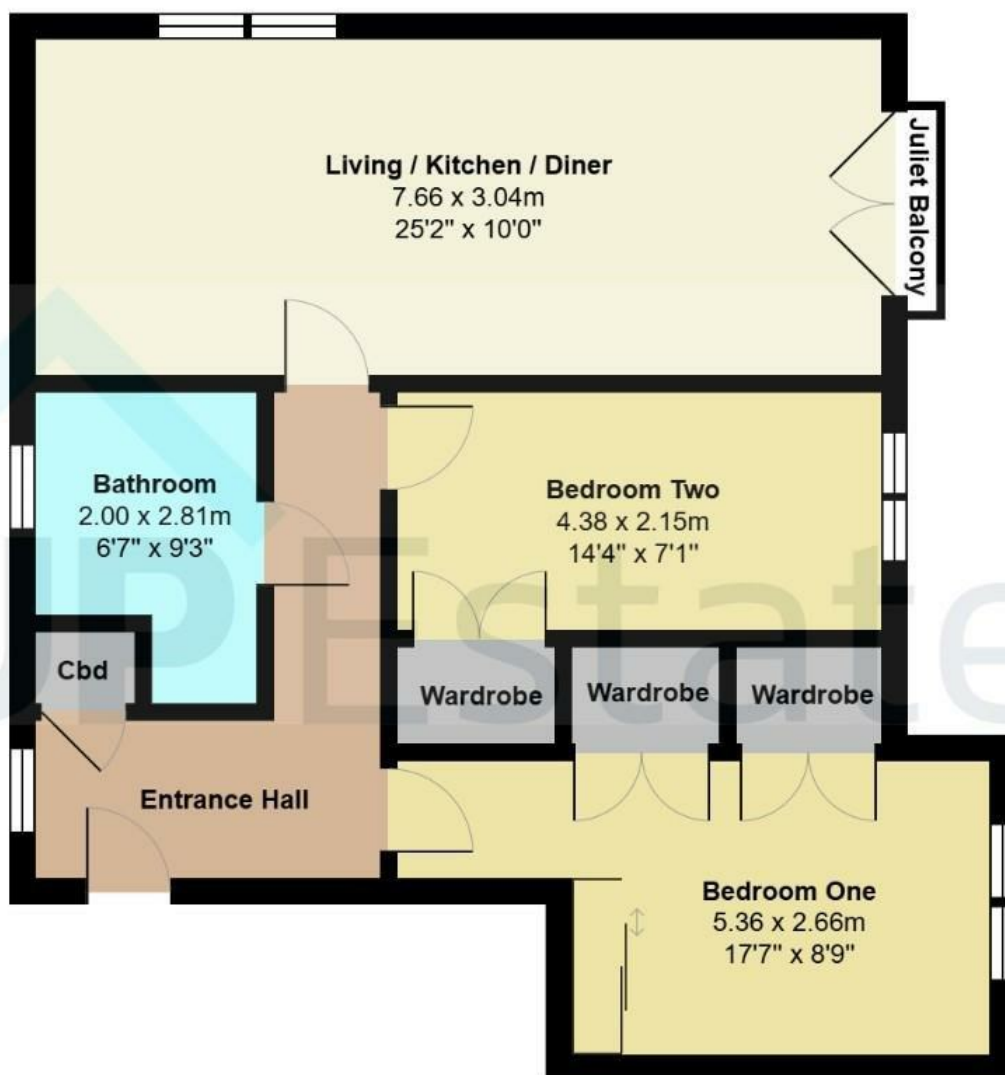






Brinklow Road, Binley, Coventry





Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup> (excluding juliet balcony)

All measurements are approximate and for display purposes only

## CONTACT

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