

2 Bedroom Apartment
located on 5 Brinklow Road,
Coventry
Offers Over £165,000

UP Estates



**** BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT WITH USABLE LOFT SPACE - GATED ALLOCATED PARKING - BOILER CIRCA 2 YRS OLD - SOUGHT AFTER BINLEY LOCATION NEAR UNIVERSITY HOSPITAL & AMENITIES - INTERGATED APPLIANCES - SOUTH EAST FACING JULIET BALCONY ****

This is a fantastic opportunity to purchase a two double bedroom, top floor apartment which is exceptionally well-presented and is situated in a highly popular area of Coventry. Offering gated, allocated, off-road parking, and 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 107 years remaining on the lease. Viewing is strongly advised!

HALL

With secure access from the main entrance, access to storage cupboard and doors leading through accommodation.

LOUNGE/DINER

9'7" x 29'8"

A social lounge / dining room with open access through to the kitchen area with a double glazed french doors with a Julie balcony offering ample natural light and central heated radiator.

KITCHEN AREA

A modern and open-plan kitchen space offering a neat range of wall and base mounted units with work surfaces over, tiled splash back, a breakfast bar, integrated electric oven with four ring hob and extractor fan over, integrated fridge and freezer, stainless steel sink with drainer and mixer tap and with space and facilities to accommodate further appliances.

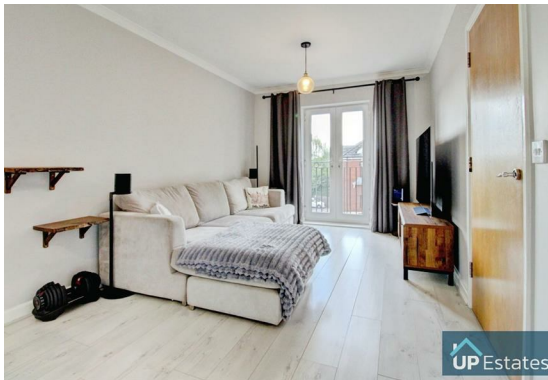
Offers Over £165,000

- South/East Facing Juliet Balcony Overlooking Communal Green
- Gated, Allocated Parking & Secure Intercom
- Boiler 2 Yrs Old With Hive Smart System
- Modern Spec Throughout
- Two Double Bedroom Top Floor Apartment With Usable Loft
- Spacious Living Kitchen Diner
- Fitted Storage In Both Bedrooms & Hallway
- View Over Neighbouring Field
- Oven & Dishwasher New 2023
- Integrated Appliances Included





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BATHROOM

6'7" x 9'11"

A partially tiled family bathroom having a central heated towel rail and three piece suite comprising of low level WC, panelled bathtub with shower over and pedestal wash basin. There is also a double glazed opaque window to the front aspect.

BEDROOM ONE

9'3" x 12'0"

A generously sized first bedroom with double glazed window, fitted wardrobe space, central heated radiator and a double glazed window to the rear aspect.



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BEDROOM TWO

7'7" x 14'2"

A second double bedroom having central heated radiator, fitted wardrobe space and a double glazed window to the rear aspect.

OUTSIDE

Externally the property benefits from allocated off road parking space with secure intercom access into the building.

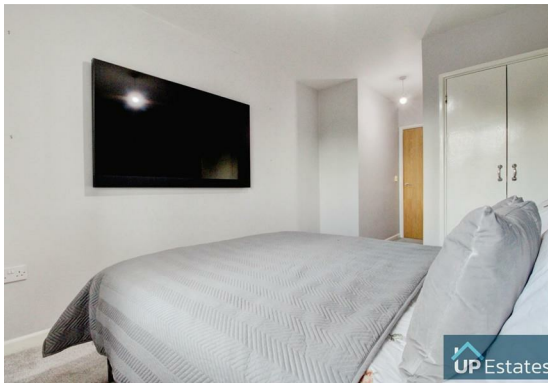
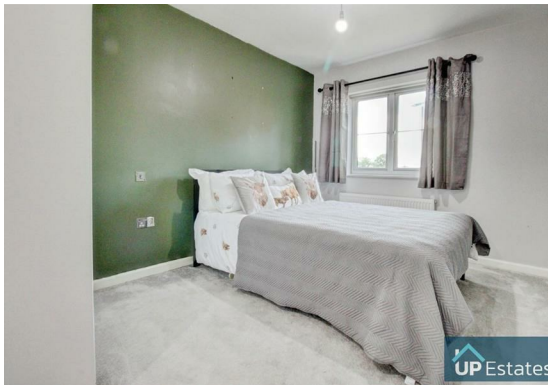
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





5 Brinklow Road, Binley, Coventry





APPROX GROSS INTERNAL FLOOR AREA: 61 sq. m / 656 sq. ft

For illustrative purposes only. Measurements are approximate and not to scale.
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