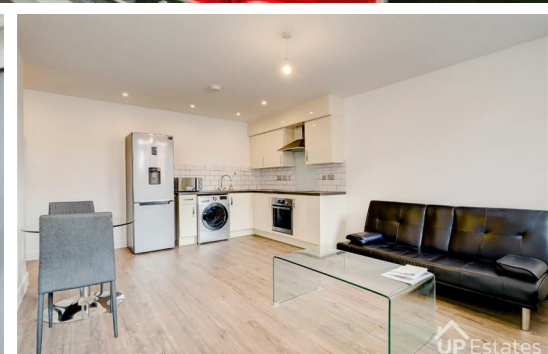




1 Bedroom Apartment
located on 16 Queens Road,
Coventry
Offers In The Region Of £140,000

 **UP Estates**



NO UPWARD CHAIN | MODERN ONE BEDROOM
FIRST FLOOR APARTMENT | GATED ALLOCATED
PARKING | CITY CENTRE LOCATION

Offered to the market with no upward chain, this well presented one bedroom first floor apartment is ideally located within walking distance of Coventry City Centre, Coventry Train Station and Central Six Retail Park. With excellent transport links and a wide range of local amenities nearby, this property is perfectly suited to first time buyers, professionals or investors.

The accommodation comprises a bright and spacious open plan lounge, kitchen and dining area, creating a modern and sociable living space. The well appointed kitchen offers ample cupboard and worktop space, while the generous double bedroom provides comfortable accommodation. A contemporary shower room completes the apartment.

Externally, the property benefits from a secure allocated parking space within a gated car park, offering added convenience and peace of mind.

Ready to move straight into, this fantastic apartment offers modern living in a highly convenient location.

Offers In The Region Of

- NO UPWARD CHAIN
- ONE BEDROOM FIRST FLOOR APARTMENT
- SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINER
- MODERN SHOWER ROOM
- READY TO MOVE INTO
- GATED ALLOCATED PARKING SPACE
- WALKING DISTANCE TO COVENTRY CITY CENTRE
- CLOSE TO COVENTRY TRAIN STATION & CENTRAL SIX RETAIL PARK
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME BUY OR INVESTMENT





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.





16 Queens Road, Coventry





Total Area: 53.1 m² ... 572 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