



2 Bedroom Flat
located on Gresley Road, Coventry
£130,000

UP Estates



GROUND FLOOR TWO BEDROOM APARTMENT | NO UPWARD CHAIN | GARAGE EN BLOC | PRIVATE GATED COMMUNAL GARDENS | READY TO MOVE INTO

Situated within Wood Court on Gresley Road, this well presented ground floor two bedroom apartment is offered with no upward chain and is ready to move into. The property is conveniently located close to Wyken Croft Nature Park, local amenities and excellent transport links, whilst providing easy access to University Hospital Coventry and the A46, M6 and M69.

The property comprises an entrance hall with plenty of storage throughout, leading to a spacious living room which provides a generous main reception space. The modern kitchen is well positioned alongside the living accommodation, while the property also benefits from a well proportioned bathroom.

There are two well proportioned bedrooms, with both rooms offering useful storage. The accommodation provides approximately 673 sq ft of living space and offers a practical layout, making it an ideal opportunity for a first time buyer, downsizer or investor.

Externally, Wood Court benefits from beautifully maintained communal grounds and gardens, with private gated areas providing additional security. The property also benefits from a garage en bloc, with security gates sectioning off the communal and garage areas. A hose is also available by the garages for residents to wash their cars.

Please note that AI-generated images have been used within the marketing of this property.

£130,000

- GROUND FLOOR TWO BEDROOM APARTMENT
- NO UPWARD CHAIN
- READY TO MOVE INTO
- SPACIOUS LIVING ROOM
- TWO WELL PROPORTIONED BEDROOMS
- PLENTY OF STORAGE THROUGHOUT
- GARAGE EN BLOC
- PRIVATE GATED COMMUNAL GARDENS
- EXCELLENT TRANSPORT LINKS & ACCESS TO UHCW





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

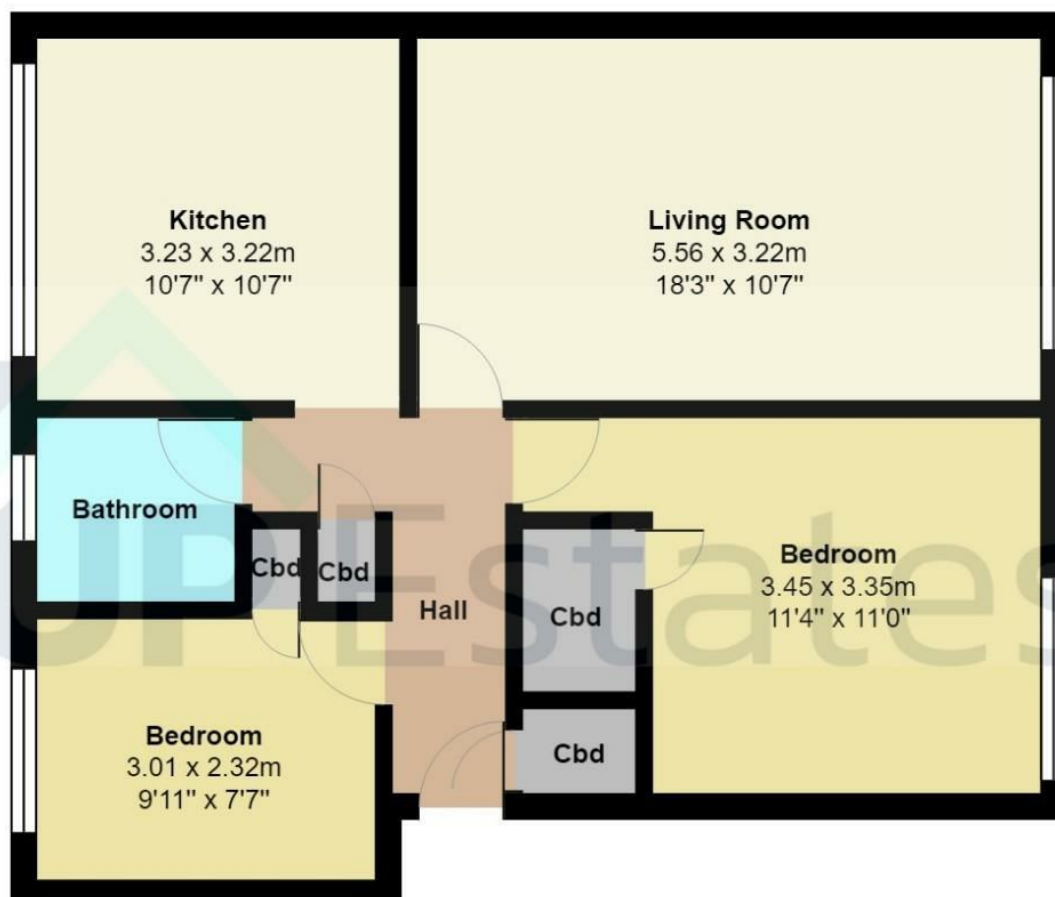
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Gresley Road, Coventry





Total Area: 62.5 m² ... 673 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