



**2 Bedroom Apartment**  
**located on Brinklow Road, Coventry**  
**Offers Over £175,000**

**UP Estates**





**\*\* NO FORWARD CHAIN - SHOW HOME STANDARD SPACIOUS APARTMENT - DUAL ASPECT JULIET BALCONYS - SOUGHT AFTER LOCATION - GATED OFF ROAD PARKING \*\*** Step into this beautifully presented, show-home standard apartment and experience the perfect combination of light, space, and modern living. Nestled in the highly desirable Binley area of Coventry, just moments from the University Hospital and a host of local amenities, this home is ideal for anyone looking for convenience without compromising on style.

Flooded with natural light from dual aspect windows, this top-floor apartment boasts two private balconies offering tranquil views over open fields – the perfect spot for morning coffee or evening relaxation. Inside, the space is deceptively generous, with a spacious lounge/diner seamlessly flowing into a sleek, modern kitchen complete with integrated appliances, creating a perfect hub for entertaining or everyday living.

The apartment features two double bedrooms, a contemporary bathroom, and a usable loft space that can serve as additional storage. Every detail has been considered, from the high-quality finishes to the full double glazing and central heating, ensuring comfort all year round.

Security and convenience are also top priorities, with gated, allocated off-road parking included, giving peace of mind and easy access at all times. With approximately 107 years remaining on the lease, this apartment offers both a stylish home and a solid investment opportunity.

Arrange a viewing today and discover why this Binley gem is the perfect place to call home!

## Offers Over £175,000

- NO FORWARD CHAIN
- SHOW HOME STANDARD APARTMENT
- DUAL ASPECT JULIET BALCONYS
- GATED OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS WITH INTEGRATED WARDROBES





### **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.

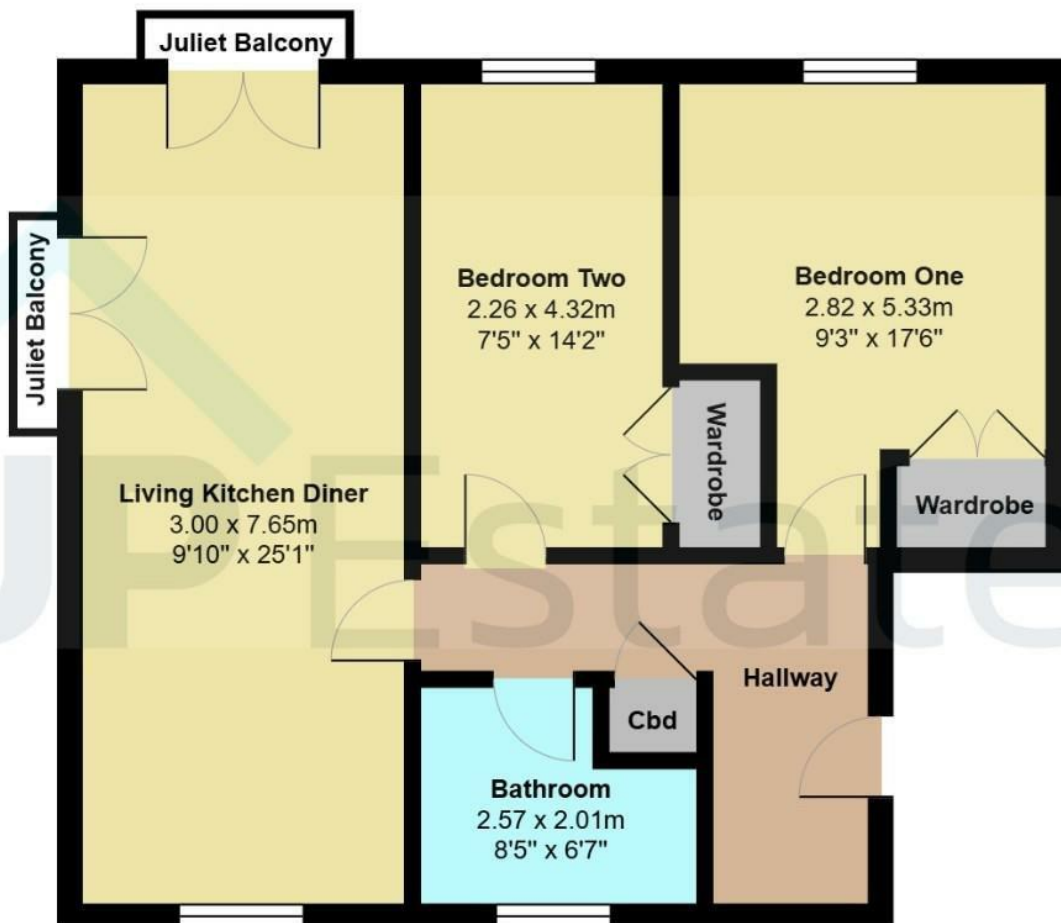






Brinklow Road, Binley, Coventry





Total Area: 63.2 m<sup>2</sup> ... 681 ft<sup>2</sup> (excluding juliet balcony)

All measurements are approximate and for display purposes only

## CONTACT

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