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2 Bedroom Apartment - Duplex
located on William Mccool Close,
Coventry
£125,000

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**** SPACIOUS & BEAUTIFULLY PRESENTED TWO STOREY DUPLEX APARTMENT - PRIVATE BALCONY OVERLOOKING GREENERY - GARAGE EN BLOC - MODERN KITCHEN/BREAKFAST ROOM - RE-FITTED SHOWER ROOM & SEPARATE WC - SECURE INTERCOM ENTRANCE - TWO BEDROOMS WITH INTEGRATED WARDROBE STORAGE - GAS CENTRAL HEATING & DOUBLE GLAZING ****

This is an exceptional opportunity to purchase a spacious and beautifully presented two-storey duplex apartment, ideally situated in the popular Binley area. Offering generous accommodation arranged over two floors, this fantastic home must be viewed to fully appreciate the space and quality on offer.

The property is accessed via a secure intercom entrance and briefly comprises a welcoming entrance hall, leading through to a contemporary kitchen/breakfast room fitted with an integrated oven and hob, inset sink, a range of base units, breakfast bar and ample space for further appliances. A useful pantry cupboard houses the combination boiler, which is approximately five years old.

The lovely lounge/diner is a particular highlight, benefiting from large windows fitted in 2021, allowing plentiful natural light to flood the room. The French door opens directly onto the private balcony, providing a pleasant outlook over surrounding greenery. Stairs rise from the living area to the first-floor landing, where there are two well-proportioned bedrooms, both benefiting from integrated wardrobe storage. Completing the accommodation is a modern re-fitted shower room and separate WC, ideal for busy households.

Further benefits include gas central heating, double glazing throughout, garage en bloc and communal off road parking.

We have been advised by the current owner that the ground rent is £10 per annum, the service charge is £947 per annum (£78.92 per calendar month), and approximately 87 years remain on the lease.

An excellent first-time purchase or investment opportunity - call now to arrange your viewing!

£125,000

- TWO STOREY DUPLEX APARTMENT WITH BALCONY
- BEAUTIFULLY PRESENTED HOME
- TWO WELL PROPORTIONED BEDROOMS WITH INTEGRATED STORAGE
- GARAGE EN BLOC
- MODERN KITCHEN/BREAKFAST ROOM
- RE-FITTED SHOWER ROOM & SEPARATE WC
- POPULAR BINLEY LOCATION
- COUNCIL TAX BAND A





LOCATION

The property is located in the popular Binley area of Coventry. This ideal location is also within easy reach of The University Hospital and the motorway network. Although the M69 and M6 are only a short drive away the property sits also within close proximity to the Stoke Floods nature reserve and the ever popular Coombe Abbey Country Park. Local shops and superstores can be found at the Warwickshire Shopping Park, plus Tesco's in Walsgrave. Buses to the hospital and the city are frequent and also easily accessible.

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.

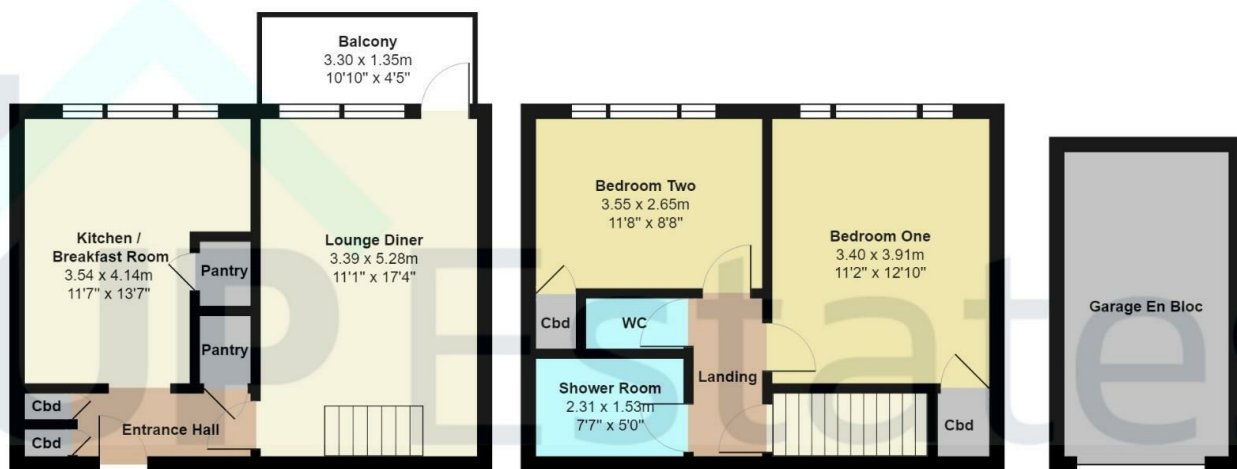
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





William Mccool Close, Coventry





Total Area: 79.5 m² ... 855 ft² (excluding garage en bloc)

All measurements are approximate and for display purposes only

CONTACT

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