

2 Bedroom Flat

**located on Shakleton Road,
Coventry**

Offers Over £130,000

UP Estates



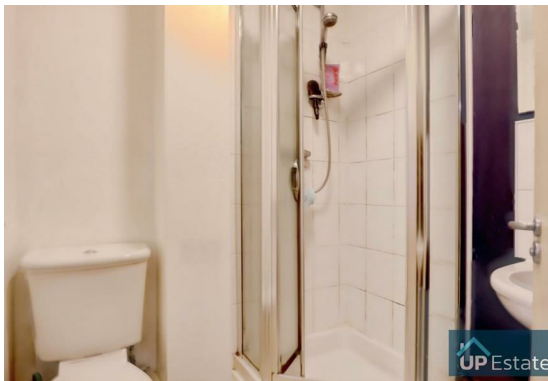
MODERN TWO BEDROOM FIRST FLOOR FLAT IN IDEAL COVENTRY LOCATION

This beautifully presented two-bedroom first-floor flat situated in an ideal area of Coventry is just a short drive from the city centre. Perfect for working professionals or first-time buyers, this home offers modern living with comfort and convenience in mind. The property features a spacious open-plan living and kitchen area, ideal for both relaxing and entertaining. The modern kitchen comes complete with built-in units providing ample storage and flexibility for everyday living. The flat offers two well-proportioned bedrooms, the main bedroom with the added benefit of an ensuite shower room. There is also the family bathroom fitted with contemporary fixtures and fittings. The property also benefits from two allocated off-road parking spaces, offering excellent convenience and security. This flat looks out to the front aspect of the building providing plenty of natural light, enhancing the bright and airy feel throughout. This property is perfectly located within easy reach of local amenities, transport links, and Coventry city centre, this flat represents a fantastic opportunity for those seeking a modern home in a prime location. This is a leasehold property with 81 years remaining on the lease, call us now to arrange a viewing.

Offers Over £130,000

- TWO BEDROOM MODERN FLAT
- OPEN PLAN LIVING AND KITCHEN AREA
- FAMILY BATHROOM AND EN-SUITE
- TWO ALLOCATED OFF ROAD PARKING SPACES
- MODERN FITTED KITCHEN WITH BUILT IN UNITS
- GOOD LOCATION WITH SHORT DRIVE TO COVENTRY CITY CENTRE
- PERFECT OPPORTUNITY FOR FIRST TIME BUYERS AND WORKING PROFESSIONALS
- LEASEHOLD PROPERTY WITH 81 YEARS REMAINING





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.





Shakleton Road, Coventry





Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only

CONTACT

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