



UP Estates



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**2 Bedroom Apartment**  
**located on Monticello Way, Coventry**  
**£140,000**

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NO UPWARD CHAIN | TWO DOUBLE BEDROOM  
APARTMENT | ENSUITE | ALLOCATED PARKING | READY  
TO MOVE INTO

Offered to the market with no upward chain, this well presented two bedroom apartment is situated in a convenient location just off Banner Lane, providing excellent access to local amenities, Tile Hill Train Station, West Coventry Academy and a range of transport links.

Ready to move straight into, the property offers spacious and well maintained accommodation throughout. The heart of the home is the bright and airy living room, which opens seamlessly into the kitchen, creating a sociable and practical living space.

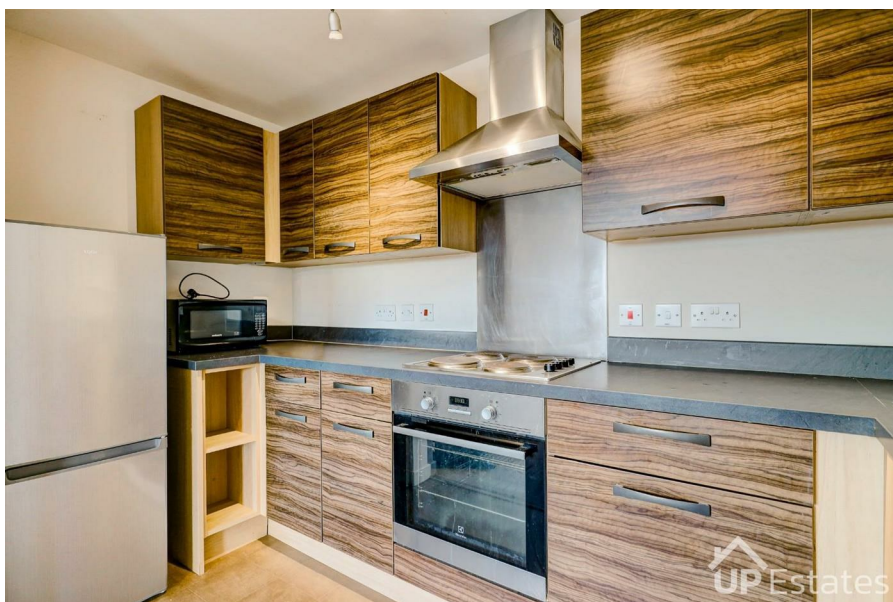
The apartment benefits from two generous double bedrooms, with the main bedroom featuring its own ensuite shower room. A spacious family bathroom serves the remainder of the accommodation, while a useful utility/store room provides valuable additional storage space.

Externally, the property benefits from an allocated parking space, adding further convenience for residents and visitors alike.

This is an excellent opportunity for first time buyers, downsizers or investors looking to acquire a spacious and well located apartment in a popular residential area.

£140,000

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOM APARTMENT
- READY TO MOVE INTO
- SPACIOUS LIVING ROOM OPENING TO THE KITCHEN
- ENSUITE TO MAIN BEDROOM
- USEFUL UTILITY / STORE ROOM
- ALLOCATED PARKING SPACE
- EASY ACCESS TO TILE HILL TRAIN STATION
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE





### **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.

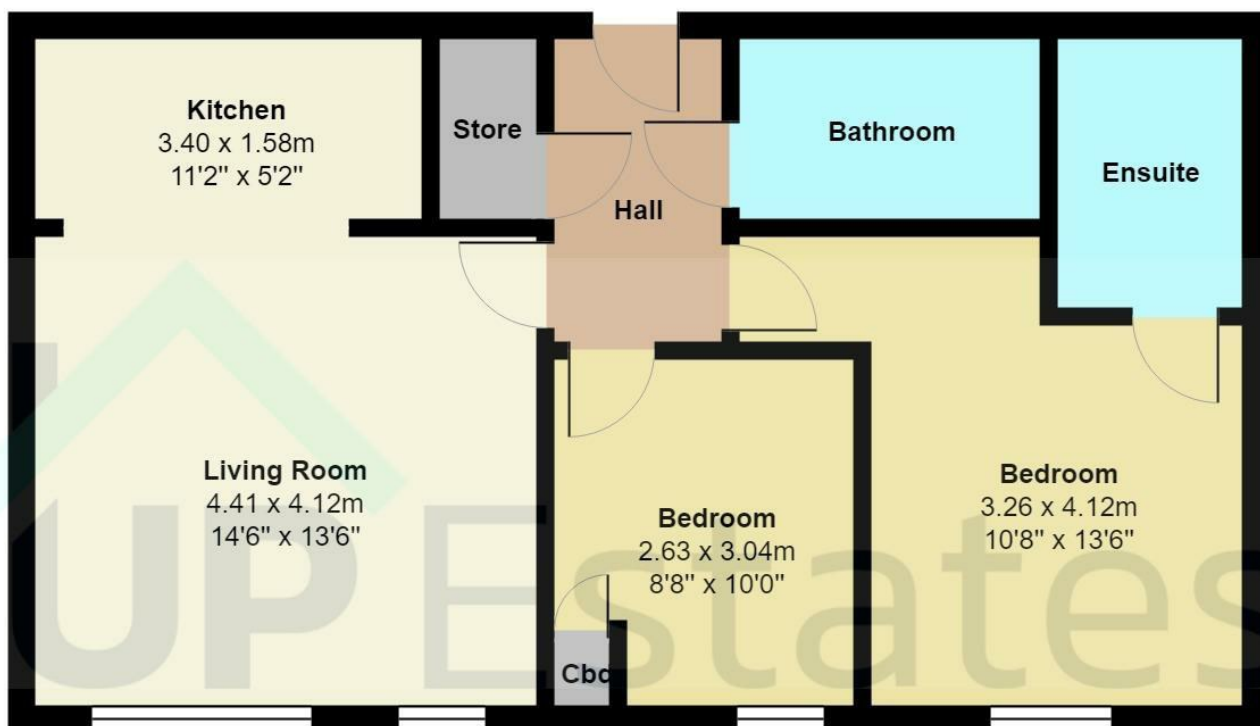
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Monticello Way, Coventry





Total Area: 62.2 m<sup>2</sup> ... 670 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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