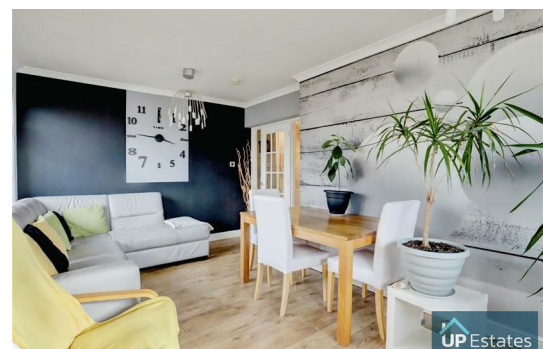




2 Bedroom Flat

**located on Mount Pleasant Road,
Bedworth**

£124,950

UP Estates



****NO CHAIN **** This well presented first floor apartment offers spacious accommodation throughout and in brief comprises communal entrance accessed via intercom system, entrance hall, spacious lounge with balcony, kitchen with a range of eye and base level beechwood style units, two double bedrooms with the second bedroom having a built in wardrobe, bathroom with a modern white coloured suite and electric shower unit. The property also benefits from gas fired central heating and PVCU double glazing. Outside there is a garden located to the rear which is laid to lawn with a paved patio and outside store. Internal viewing is strongly advised and the apartment is being offered for sale with no upward chain. EPC Rating C

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

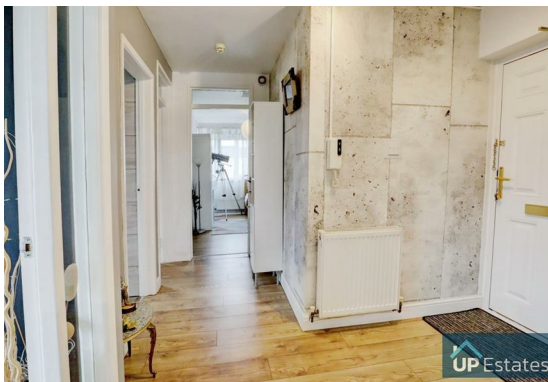
£124,950

- NO CHAIN
- TOP FLOOR APARTMENT
- ALLOCATED PRIVATE REAR GARDEN SPACE
- TWO DOUBLE BEDROOMS
- LOVELY SHOWER ROOM
- SPACIOUS ENTRANCE HALL
- CIRCA 95 YEARS ON LEASE
- Circa £865 per annum service charge + £10 per annum ground rent





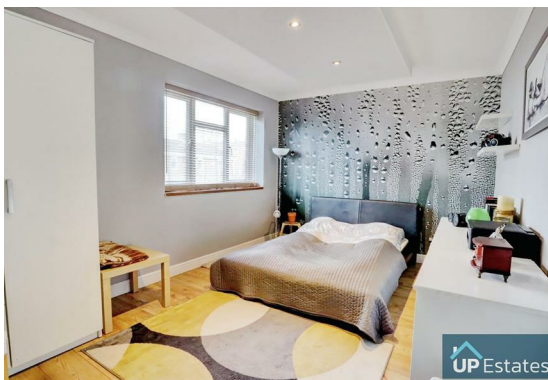
UP Estates



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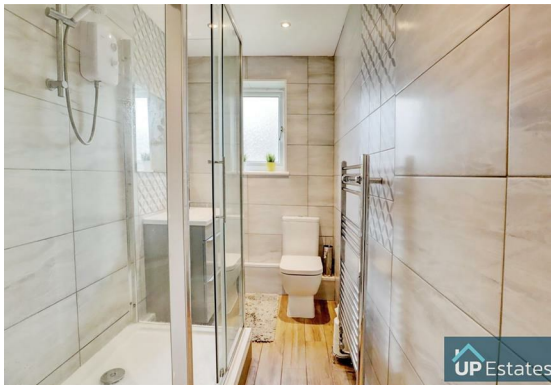
vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



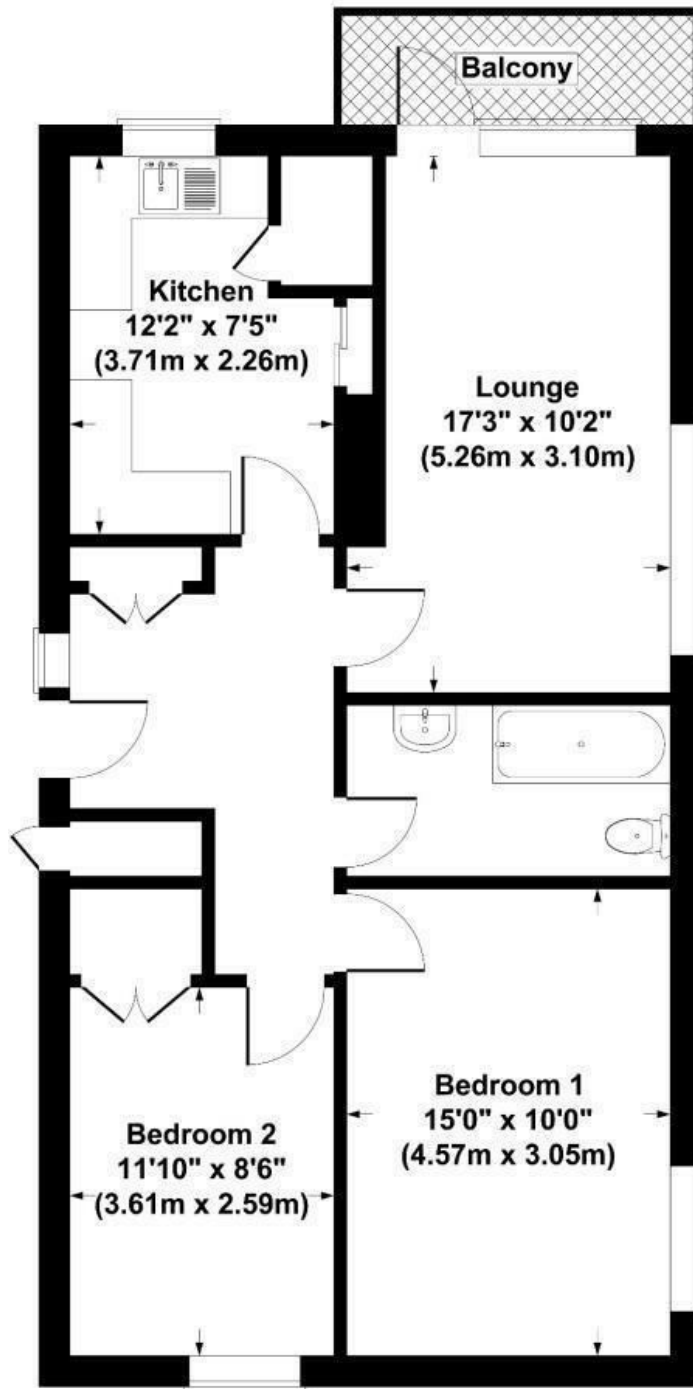


Mount Pleasant Road, Bedworth



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Total Approx. 69.27 sq. metres (746 sq. feet)



CONTACT

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 **UP** Estates