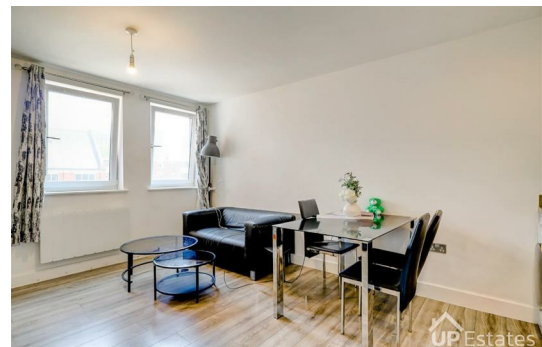




1 Bedroom Apartment
located on Queens Road, Coventry
£150,000

UP Estates



ONE BEDROOM FIRST FLOOR APARTMENT | CITY
CENTRE LOCATION | MODERN THROUGHOUT |
IDEAL FIRST TIME BUY OR INVESTMENT

Situated in the heart of Coventry City Centre, this well presented one bedroom first floor apartment offers modern living within easy reach of a wide range of shops, restaurants, cafés, cultural attractions and excellent transport links, making it an ideal purchase for first time buyers, professionals or investors.

The accommodation comprises a welcoming entrance hall leading into a bright and spacious open plan lounge, kitchen and dining area, creating a fantastic space for both relaxing and entertaining. The double bedroom benefits from built in wardrobe space, while a modern shower room with a walk in shower completes the apartment.

Queens House is perfectly positioned for those looking to enjoy city centre living, with Coventry Train Station, Coventry University and a wealth of local amenities all within easy reach.

Gated allocated parking, offering added convenience for those requiring off road parking.

£150,000

- ONE BEDROOM FIRST FLOOR APARTMENT
- MODERN OPEN PLAN LIVING SPACE
- SPACIOUS DOUBLE BEDROOM WITH BUILT IN WARDROBE
- MODERN SHOWER ROOM WITH WALK IN SHOWER
- HEART OF COVENTRY CITY CENTRE
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY OR INVESTMENT
- ALLOCATED PARKING
- CLOSE TO COVENTRY TRAIN STATION & COVENTRY UNIVERSITY
- WALKING DISTANCE TO SHOPS, CAFÉS & RESTAURANTS





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.





Queens Road, Coventry





Total Area: 34.2 m² ... 368 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates