

**2 Bedroom Apartment**  
located on 81 Chelmsford Drive,  
Coventry  
£150,000

**UP Estates**



**\*\* BEAUTIFUL TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT - ALLOCATED PARKING - SECURE INTERCOM ENTRY - JULIET BALCONY - LONG LEASE 994 YRS - NHBC WARRANTY REMAINING - GAS CENTRAL HEATED \*\***

Nestled along the picturesque Coventry Canal, this stunning first floor apartment epitomizes contemporary elegance and convenience. Viewing is essential!

#### Key Features:

**Living Kitchen Diner** - The heart of the home, where style meets functionality. Boasting bright open plan living space, double glazed windows allowing plentiful natural light, illuminating the tastefully appointed living space & central heated radiator. Whilst the kitchen area includes integrated; Oven, Hob, Extractor & Sink.

**Bedrooms:** Two inviting bedrooms, bedroom one complete with its own ensuite shower room & fitted wardrobes, & bedroom two benefits from Juliet balcony, plus dual aspect windows allowing ample natural light.

**Bathroom:** In addition to the ensuite, a well-appointed family bathroom, including panelled bath, shower over, hand wash basin, radiator, WC & extractor.

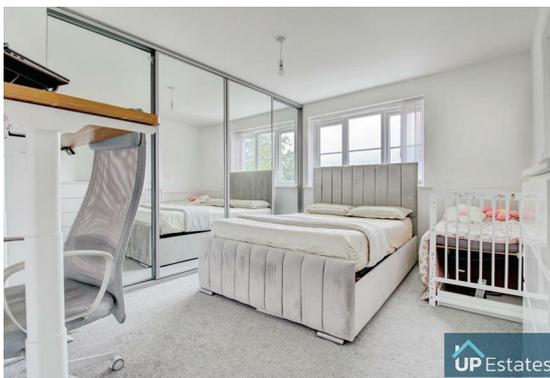
**Security and Parking:** Peace of mind is paramount, with a secure entry system safeguarding the premises. There is allocated parking as well as ample on road parking in this cul de sac.

**CALL NOW TO VIEW!**

**£150,000**

- NHBC WARRANTY REMAINING
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING & SECURE ENTRY SYSTEM
- JULIET BALCONY
- GAS CENTRAL HEATED
- EPC RATED B & COUNCIL TAX BAND B
- 994 YEAR LEASE REMAINING
- ENSUITE & FAMILY BATHROOM





### **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.



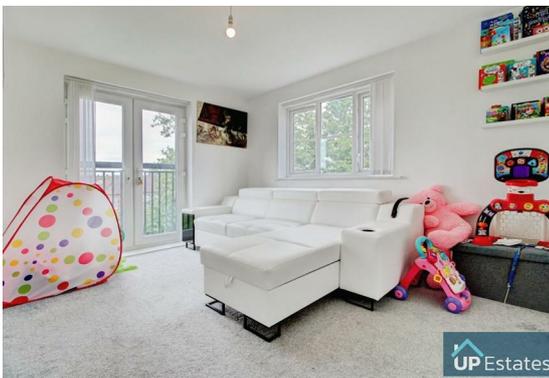
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.





81 Chelmsford Drive, Coventry





Total Area: 63.5 m<sup>2</sup> ... 683 ft<sup>2</sup> (excluding juliet balcony)

All measurements are approximate and for display purposes only

## CONTACT

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