



**2 Bedroom Apartment**  
**located on Longfellow Road,**  
**Coventry**  
**£155,000**

**UP Estates**



## SPACIOUS TWO BEDROOM APARTMENT | ENSUITE | ALLOCATED PARKING | EXCELLENT LOCATION

Situated in a convenient location close to University Hospital Coventry & Warwickshire, local amenities and within walking distance of Ravensdale Primary School, this well presented two bedroom apartment offers spacious accommodation throughout. The property also benefits from excellent transport links with easy access to the A46.

The accommodation begins with a welcoming entrance hall featuring a useful storage cupboard. The heart of the home is the spacious open plan lounge diner, which flows seamlessly into the modern fitted kitchen, creating an ideal space for everyday living and entertaining.

There are two generous double bedrooms, with the principal bedroom benefitting from built in storage and a modern ensuite shower room. A spacious family bathroom serves the remainder of the accommodation.

Externally, the property benefits from an allocated parking space and visitor parking, providing convenient off road parking.

This is an excellent opportunity for first time buyers, professionals or investors looking for a well located apartment close to UHCW and excellent transport links.

# £155,000

- SPACIOUS TWO BEDROOM APARTMENT
- OPEN PLAN LOUNGE DINER & MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- ENSUITE & BUILT IN STORAGE TO MAIN BEDROOM
- SPACIOUS FAMILY BATHROOM
- COUNCIL TAX BAND B
- ALLOCATED & VISITOR PARKING
- CLOSE TO UHCW & RAVENSDALE PRIMARY SCHOOL
- EASY ACCESS TO THE A46
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS





### **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.





Longfellow Road, Coventry





Total Area: 69.8 m<sup>2</sup> ... 751 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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