



2 Bedroom Flat

located on Crathie Close, Coventry
Offers Over £70,000

 UP Estates



CASH BUYERS ONLY | SHORT LEASE | GROUND FLOOR APARTMENT | TWO BEDROOMS | NO UPWARD CHAIN | GREAT LOCATION

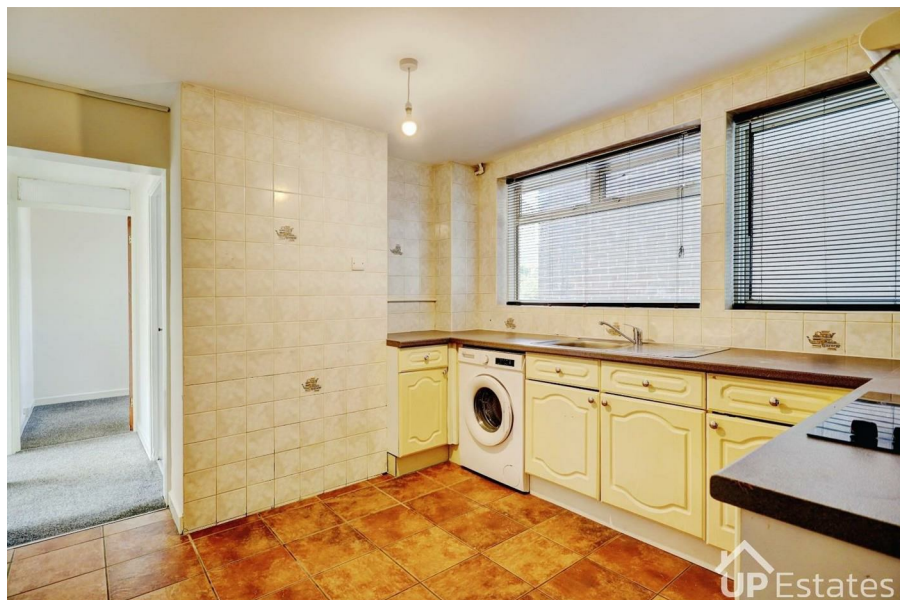
Situated in a highly convenient location within walking distance of UHCW, this two bedroom ground floor apartment is offered to the market with no upward chain and is ideal for cash buyers due to the short lease. The property benefits from excellent transport links with easy access to Ansty Road, the M6 and A45, along with a range of local amenities nearby.

The accommodation comprises a spacious kitchen, a large living room and two well proportioned bedrooms, providing comfortable living space. A shower room completes the layout.

This property presents a great investment opportunity in a well connected area.

Offers Over £70,000

- CASH BUYERS ONLY
- SHORT LEASE
- TWO BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM
- WELL PROPORTIONED KITCHEN
- TWO GOOD SIZED BEDROOMS
- NO UPWARD CHAIN
- WALKING DISTANCE TO UHCW
- EASY ACCESS TO M6, A45 & ANSTY ROAD





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

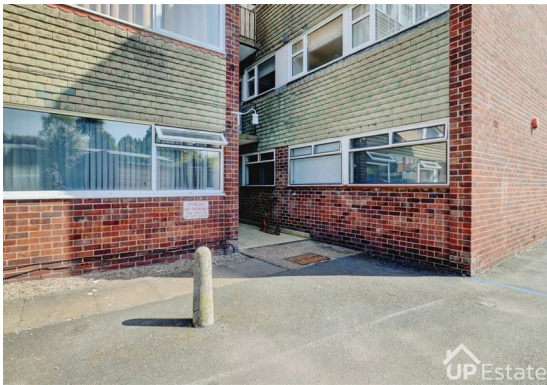


as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



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.

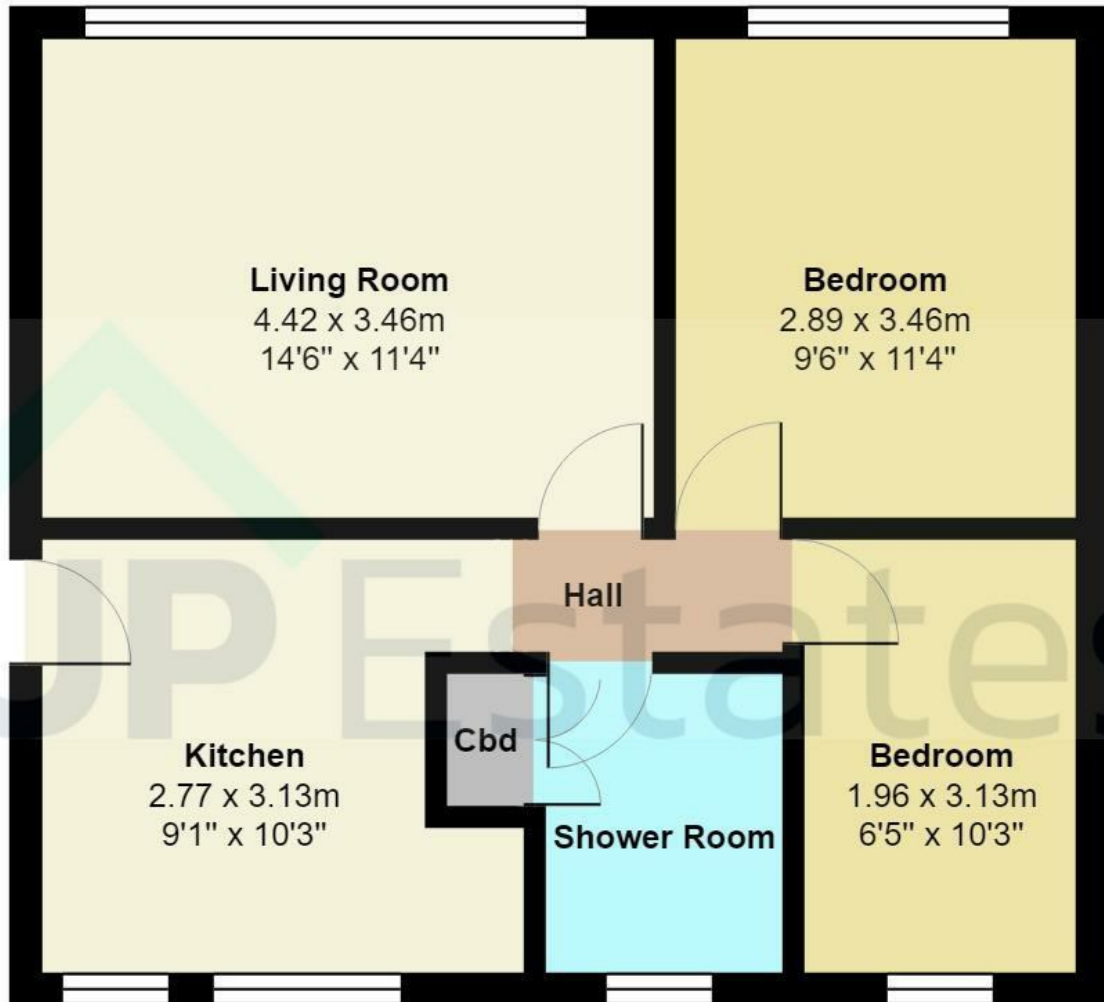
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Crathie Close, Coventry





Total Area: 50.4 m² ... 543 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