



**2 Bedroom Apartment**  
**located on Albany Road, Coventry**  
**£135,000**





2



1



1

**£135,000**

- Two Bedrooms
- Ground Floor Flat
- Available Now
- Great Location
- Off Road Parking
- Modern Décor Throughout

\*\*\* GROUND FLOOR APARTMENT - GREAT LOCATION - OFF ROAD PARKING - TWO BEDROOMS - READY TO MOVE IN TO - PERFECT FOR FIRST TIME BUYERS OR INVESTORS\*\*\*

Set on one of Earlsdon's most desirable roads, this beautifully renovated two-bedroom ground floor flat offers modern living in the heart of one of Coventry's most sought-after neighbourhoods. With the rare advantage of off-road parking, this property combines comfort, convenience, and location.

Inside, the accommodation includes an entrance hall, a bright and spacious lounge, two well-proportioned bedrooms, a fitted kitchen, and a modern bathroom. Finished to a good standard throughout, the flat is ideal for buyers looking for a move-in-ready home or a smart investment.

Earlsdon is known for its vibrant high street, lined with independent cafés, restaurants, and boutiques. The area is hugely popular with professionals and students alike due to its proximity to both Coventry city centre and the University of Warwick. Excellent public transport links and easy access to the train station make it ideal for commuters.

The property is offered with no upward chain and is currently rented at £865pcm, making it a strong investment opportunity with immediate income potential.

Whether you're a first-time buyer or an investor looking to expand your portfolio in a high-demand area, this is a fantastic opportunity in one of Coventry's most characterful and connected suburbs.





### **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 contact 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.

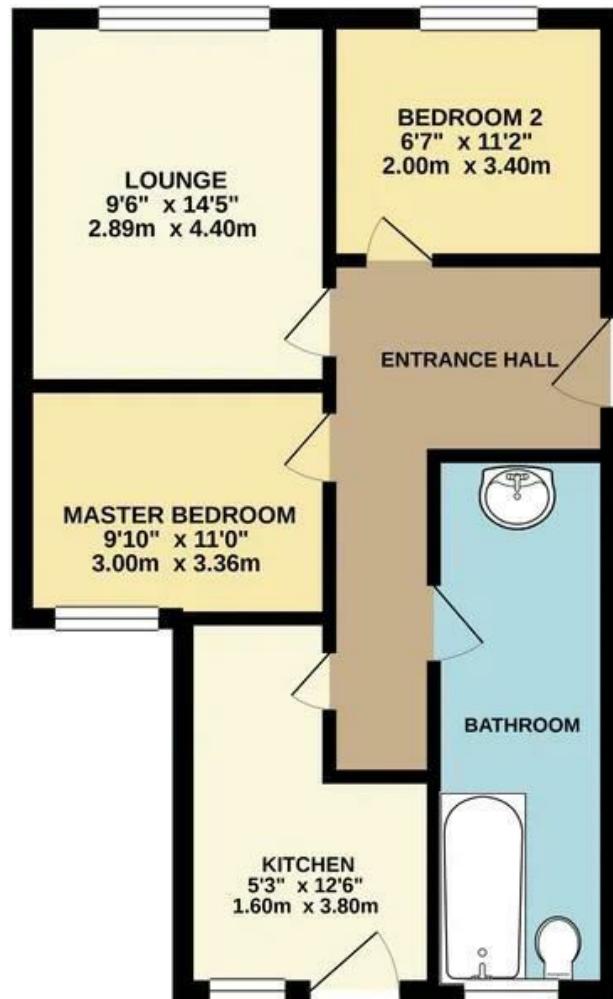




Albany Road, Coventry



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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