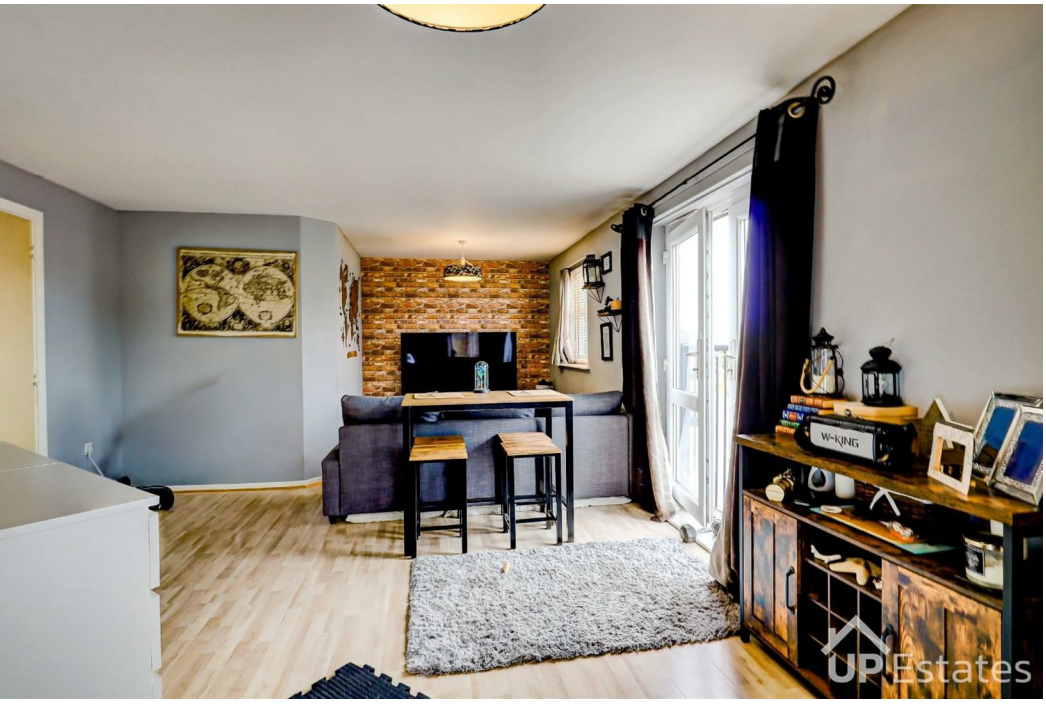








2 Bedroom Flat

located on Mimosa Close, Nuneaton

£135,000

UP Estates

UP Estates

2

2

1

B

£135,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- NO UPWARD CHAIN
- SPACIOUS LOUNGE DINER WITH JULIET BALCONY
- PRINCIPAL BEDROOM WITH JULIET BALCONY
- ENSUITE & BUILT IN WARDROBE TO MAIN BEDROOM
- SPACIOUS APARTMENT - 750sq FT ++
- FAMILY BATHROOM
- SEPARATE FITTED KITCHEN
- ALLOCATED PARKING & VISITOR SPACES
- CLOSE TO GEORGE ELIOT HOSPITAL & BERMUDA PARK TRAIN STATION

NO UPWARD CHAIN | TWO BEDROOM FIRST FLOOR APARTMENT | TWO JULIET BALCONIES | ALLOCATED PARKING | EXCELLENT LOCATION

Offered to the market with no upward chain, this well presented two bedroom first floor apartment is ideally situated in a convenient location close to George Eliot Hospital, Bermuda Park Train Station, local amenities and excellent transport links, making it an ideal choice for first time buyers, investors or those looking to downsize.

The accommodation begins with a welcoming entrance hall leading into a spacious lounge diner, providing an excellent space for relaxing and entertaining and benefitting from a Juliet balcony allowing plenty of natural light into the room. The fitted kitchen is positioned separately and offers ample cupboard and worktop space.

There are two well proportioned double bedrooms, with the principal bedroom enjoying its own Juliet balcony, built in wardrobe space and a private ensuite shower room. A family bathroom completes the accommodation.

Externally, the property benefits from one allocated parking space along with additional visitor parking for residents and guests.

A fantastic opportunity to purchase a spacious apartment in a well connected location, ready to move into and offered with no upward chain.





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.

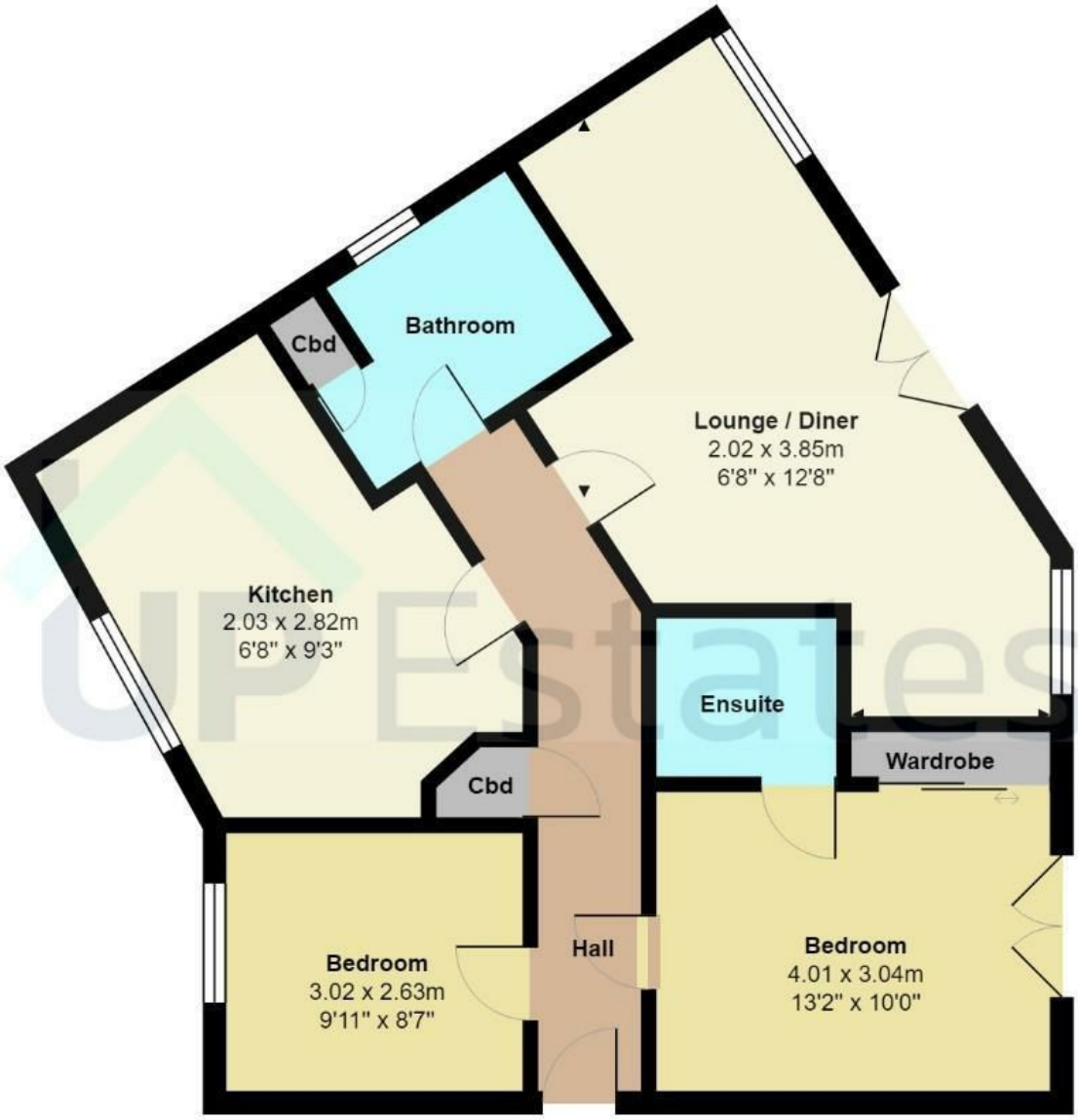
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

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



Mimosa Close, Nuneaton





Total Area: 77.7 m² ... 836 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790