



UP Estates



UP Estates



UP Estates



UP Estates

**2 Bedroom Apartment**  
**located on Kynner Way, Coventry**  
**£165,000**

**UP Estates**



**\*\* Spacious Two-Bedroom Apartment | Two Juliet Balconies | Two Bathrooms | Lift & Stair Access | Sought-After Location \*\***

A fantastic opportunity to acquire this beautifully presented and well proportioned two bedroom second-floor apartment, ideally situated on the popular Kynner Way development in Binley.

Perfectly positioned within walking distance of Warwickshire Shopping Park, the property benefits from an excellent range of shops, restaurants, and everyday amenities right on the doorstep. It also offers convenient access to major transport links, Coventry city centre, and the University Hospital, making it an ideal purchase for both owner-occupiers and investors alike.

The development enjoys secure gated allocated parking, with additional permit parking available, alongside a secure intercom entry system providing access via both a spacious lift and stairwell.

Upon entering the apartment, a welcoming entrance hall provides access to two large storage cupboards, offering excellent practicality. The heart of the home is the impressive open-plan living space, featuring a bright and airy lounge with a Juliet balcony, seamlessly flowing into the well-equipped kitchen/breakfast area. The kitchen benefits from a comprehensive range of integrated appliances, including a fridge freezer, oven, grill, hob, extractor hood, dishwasher, and washing machine, together with ample cupboard and worktop space.

The accommodation further comprises two bedrooms and a modern family bathroom. The principal bedroom enjoys the added luxury of an en-suite shower room and its own Juliet balcony, creating a light-filled and inviting retreat.

Offering spacious, well-designed accommodation in a highly desirable location, this superb apartment must be viewed to be fully appreciated.

**£165,000**

- TWO BEDROOM APARTMENT IN WARWICKSHIRE SHOPPING PARK
- TWO JULIET BALCONIES
- ALLOCATED GATED PARKING & PERMIT
- SECURE BUILDING WITH INTERCOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENSUITE & BATHROOM
- LIFT & STAIRWELL ACCESS
- COUNCIL TAX BAND A
- EPC RATED B
- CALL NOW TO SECURE A VIEWING!





Located in a highly sought after part of the Binley area of Coventry, the property is situated close to the University Hospital, local amenities and transport links, with easy access to countryside including the beautiful Coombe Abbey Park. The sellers have enjoyed being within walking distance of both a green park and convenient local supermarkets. The home is also ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1".

Supermarkets and a variety of shops and a local gym are available within a stones throw of the property being within the Warwickshire Shopping Park. Binley Business Park is also within easy walking distance. Furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

### **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.



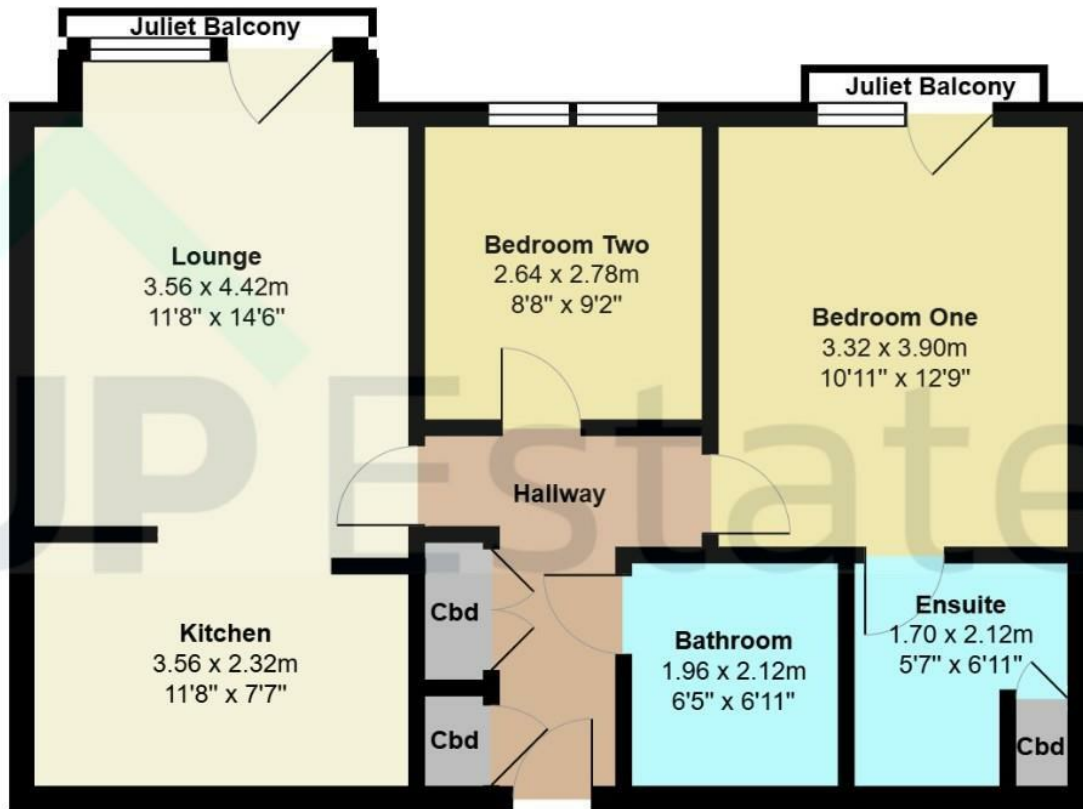


UP Estates

Kynner Way, Binley, Coventry



UP Estates



Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup> (excluding juliet balcony)

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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

UP Estates