



**3 Bedroom Apartment**  
**located on Warwick Road, Coventry**  
**Offers Over £350,000**

**UP Estates**





**\*\* THREE DOUBLE BEDROOM EXECUTIVE APARTMENT - SHARE OF FREEHOLD - TWO BATHROOMS - EXCLUSIVE GATED DEVELOPMENT - EXCEPTIONAL LOCATION FOR COMMUTERS \*\*** Discover the perfect blend of elegance, comfort, and lifestyle at Aragon House, a distinguished executive apartment development ideally positioned with seamless access to Coventry train station, offering effortless connections across the country. Beyond transport, the location places you moments from a wide array of local amenities, boutique shops, and charming cafés, ensuring every aspect of modern living is at your doorstep.

Set within beautifully landscaped, professionally maintained gardens and communal areas, the development offers tranquil outdoor spaces to unwind, entertain, or simply enjoy the changing seasons. From morning coffee in the sun-dappled courtyard to evening relaxation in the serene surroundings, the gardens are an extension of your home.

Step inside via lift or stair access into a welcoming entrance, where ample storage and a spacious, elegant hallway immediately create a sense of space and order. The apartment itself is designed for both style and functionality: a generously proportioned, fully fitted kitchen flows seamlessly through to a stunning living area, complete with a characterful red brick fireplace, creating a warm and inviting atmosphere for both everyday living and entertaining.

Accommodation includes three double bedrooms, each thoughtfully fitted with storage, a stylish family bathroom, and a luxurious master en-suite with a walk-in shower, offering a private retreat at the end of the day.

Lifestyle and convenience define this exceptional home. Nestled close to the vibrant city centre and the highly sought-after Earlsdon neighbourhood, you have access to boutique shops, artisanal dining, and cultural attractions, all just moments away. For added peace of mind, the property also benefits from two secure, gated parking spaces, combining urban convenience with security.

## Offers Over £350,000

- NO FORWARD CHAIN!
- INCREDIBLY CONVENIENT AND SOUGHT AFTER LOCATION
- GATED DEVELOPMENT WITH PRESTINE GROUNDS AND ALLOCATED PARKING
- LUXURY THREE DOUBLE BEDROOM EXECUTIVE APARTMENT
- ENSUITE & FAMILY BATHROOM
- CLOSE TO COVENTRY TRAIN STATION & THE MEMORIAL PARK
- SPACIOUS LOUNGE DINER
- SHARE OF FREEHOLD!!!





## LOCATION

Aragon House is more than a residence — it's a statement of modern executive living, perfectly balancing style, comfort, and connectivity. Whether you're commuting, entertaining, or simply enjoying your surroundings, this home provides an unrivalled London-standard lifestyle. Experience the pinnacle of executive living at Aragon House, a prestigious apartment development perfectly positioned for modern professionals. With Coventry train station just moments away, commuting is effortless: reach London in under 90 minutes, Birmingham in just 20 minutes, and enjoy direct services to major cities including Manchester, Leeds, and beyond — ideal for work, leisure, or weekend getaways.



The development is complemented by beautifully landscaped, professionally managed gardens and communal spaces, offering tranquil outdoor retreats within the heart of the city. Whether relaxing with a morning coffee, entertaining guests, or unwinding after a busy day, these areas extend your living space into nature.





## SHARE OF FREEHOLD

This exceptional property benefits from being Share Of Freehold, meaning there is no payable ground rent, & circa 973 years remaining on the lease for peace of mind. There is a service charge of £250 per calendar month covering the maintenance of the development, communal areas and grounds.

## 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.







Warwick Road, Coventry







Total Area: 109.1 m<sup>2</sup> ... 1175 ft<sup>2</sup>

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