



2 Bedroom Maisonette
located on Beckbury Road,
Coventry
£124,995





**** NO FORWARD CHAIN - LONG LEASE - SPACIOUS MAISONETTE CLOSE TO UNIVERSITY HOSPITAL - RE-FITTED KITCHEN/BATHROOM CIRCA 3 YRS - OUTBUILDING STORE - FANTASTIC LOCATION **** This is an exceptional opportunity to purchase a deceptively spacious two double bedroom maisonette, within easy walking distance of the University Hospital and being surrounded by amenities/transport links! The property itself briefly comprises; outbuilding store, private entrance with stairs ascending to the first floor, lounge diner, kitchen breakfast room with pantry, two double bedrooms (bedroom two with integrated wardrobe), followed by the modern family bathroom. There is also usable loft space & access to two permits for parking! The property benefits from a long lease of circa 140 years remaining. Service Charge £72 per calendar month & Ground Rent £50 twice per annum. Call now to secure a viewing!

LOCATION

This property is ideally placed for all amenities with a fantastic range of shops and supermarkets, multiple bus routes, nearby health clubs, bingo hall and the University Hospital (Circa 10 Minute Walk!)

There are various restaurants and transport is convenient with easy access to M6, M69, M1 and the A46. The sought after Walsgrave C of E Primary School is also just a few minutes' drive away, also within walking distance (Circa 7 Minutes Walk).

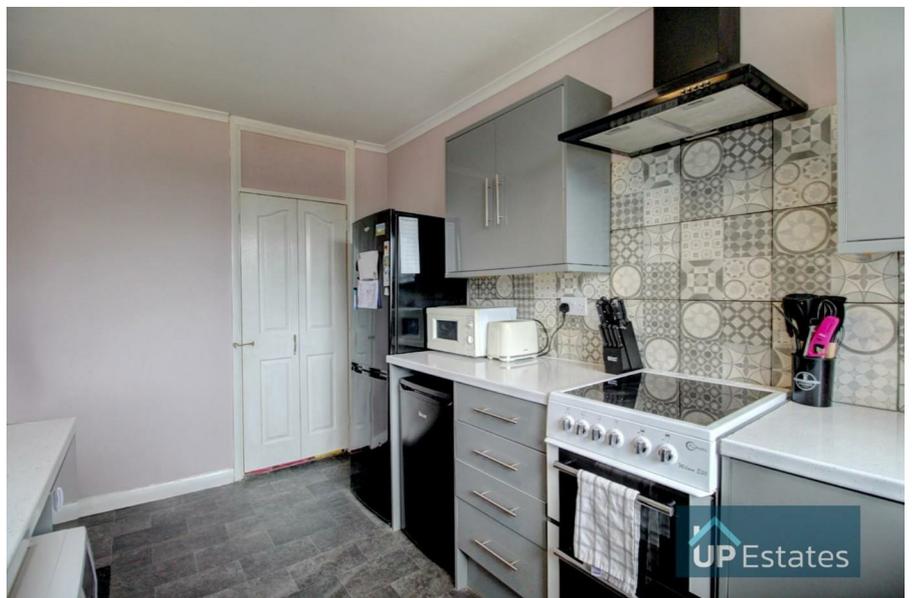
IMPORTANT NOTE TO PURCHASERS

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

£124,995

- NO FORWARD CHAIN
- CLOSE TO UNIVERSITY HOSPITAL
- LONG LEASE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- TWO PERMITS FOR PARKING
- OUTBUILDING STORE
- CALL NOW TO VIEW!





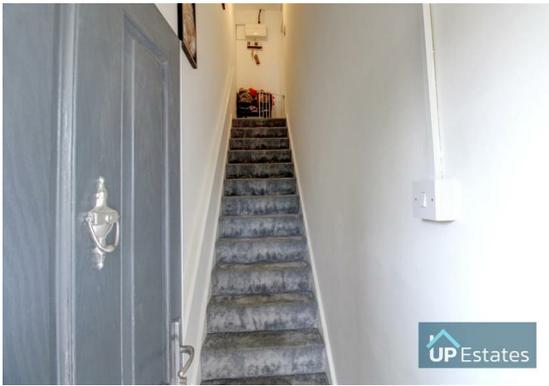
and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or 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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

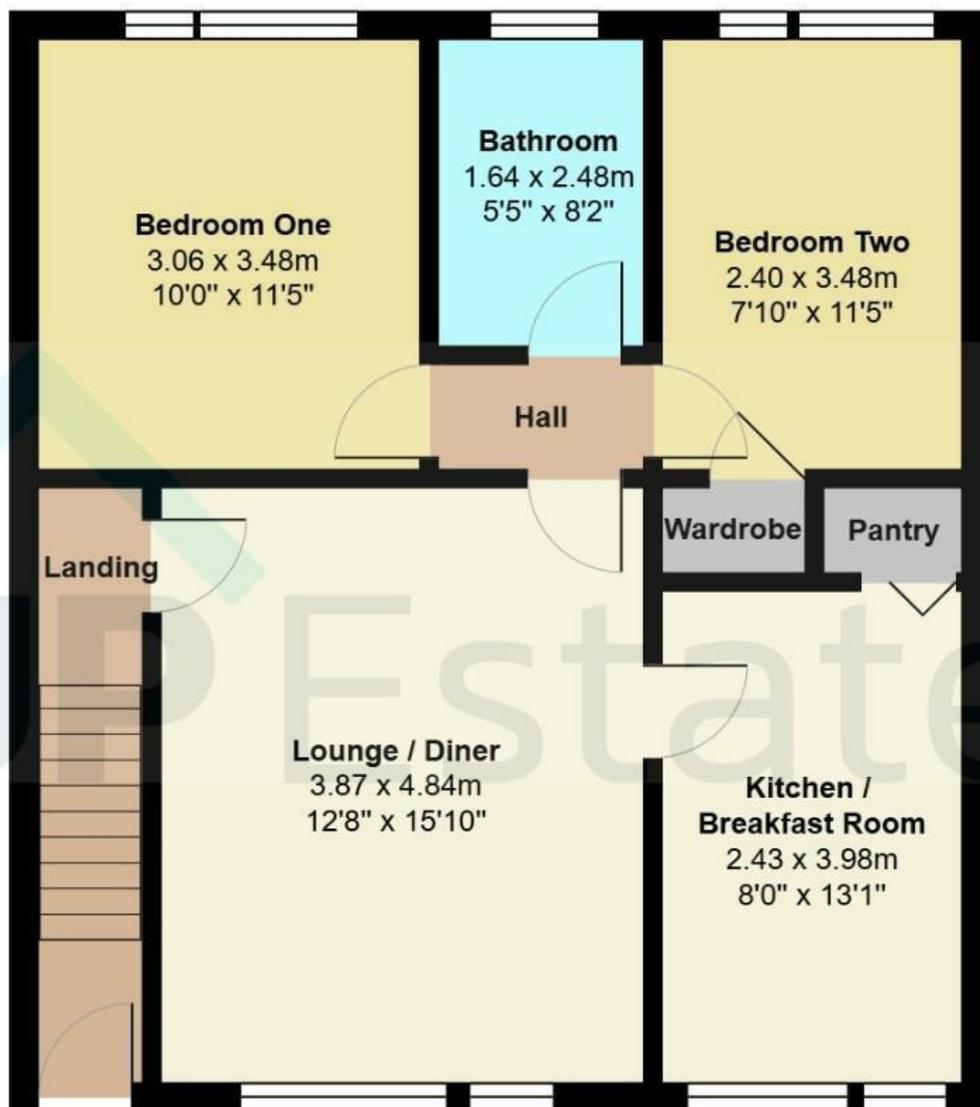
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Beckbury Road, Coventry





Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only

CONTACT

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