



**2 Bedroom Maisonette**  
**located on Linnet Close, Coventry**  
**£130,000**

**UP Estates**





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**\*\*NO CHAIN - TWO BEDROOMS - PRIVATE GARDEN - GROUND FLOOR MAISONETTE WITH CIRCA 139 YRS ON LEASE - GARAGE EN BLOC - OPTIONALLY FURNISHED\*\*** Tucked away in a quiet cul de sac with easy access to M6 & JLR is this two bedroom, ground floor maisonette with private garden and garage en bloc! The property briefly comprises; entrance hall, lounge diner, kitchen, two bedrooms, private front and rear garden and garage en bloc. We have been advised by the owner that there is a £150 per annum ground rent charge & circa 139 years remaining on the lease. Call now to view!!

£130,000

- GROUND FLOOR MASIONETTE APARTMENT
- TWO BEDROOMS
- GARAGE EN BLOC
- PRIVATE GARDEN
- 139 YEAR LEASE
- NO FORWARD CHAIN
- OPTIONALLY WITH FURNISHINGS





### **HALLWAY**

Having doors leading to the main floor accommodation and laminate flooring.

### **LOUNGE**

15'11" x 11'0"

15' 11" x 11' (4.85m x 3.36m) Having a gas fire, electric heater and a double glazed window to the front aspect.



### **KITCHEN**

7'1" x 10'0"

7' 1" x 10' (2.16m x 3.06m) Having a matching range of base mounted and eye level units, stainless steel sink with drainer unit, new washing machine, fridge/freezer and cooker, laminate flooring and a double glazed window to the rear aspect.





### **BEDROOM ONE**

12'3" x 10'11"

12' 3" x 10' 11" (3.74m x 3.34m) Having laminate flooring, double glazed window to the rear aspect and an electric storage heater.

### **BEDROOM TWO**

11'2" x 6'10"

11' 2" x 6' 10" (3.41m x 2.09m) Having laminate flooring and a double glazed window to the front aspect.



### **BATHROOM**

Having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed opaque window to the side aspect.

### **REAR GARDEN**

Having garden to the rear of the property accessed via side gate.

### **GARAGE**

Garage in a block adjacent to the property with parking in front.



### **PROPERTY INFORMATION SUMMARY**

Council Tax Band: A

Local Authority: Coventry

Tenure: Leasehold

Maintenance or Service Charges: Annual Ground Rent £150.00

EPC Certificate Rating: D

Approx. Total Floor Area: 594.00 sqft

Heating System: Electric Storage Heating

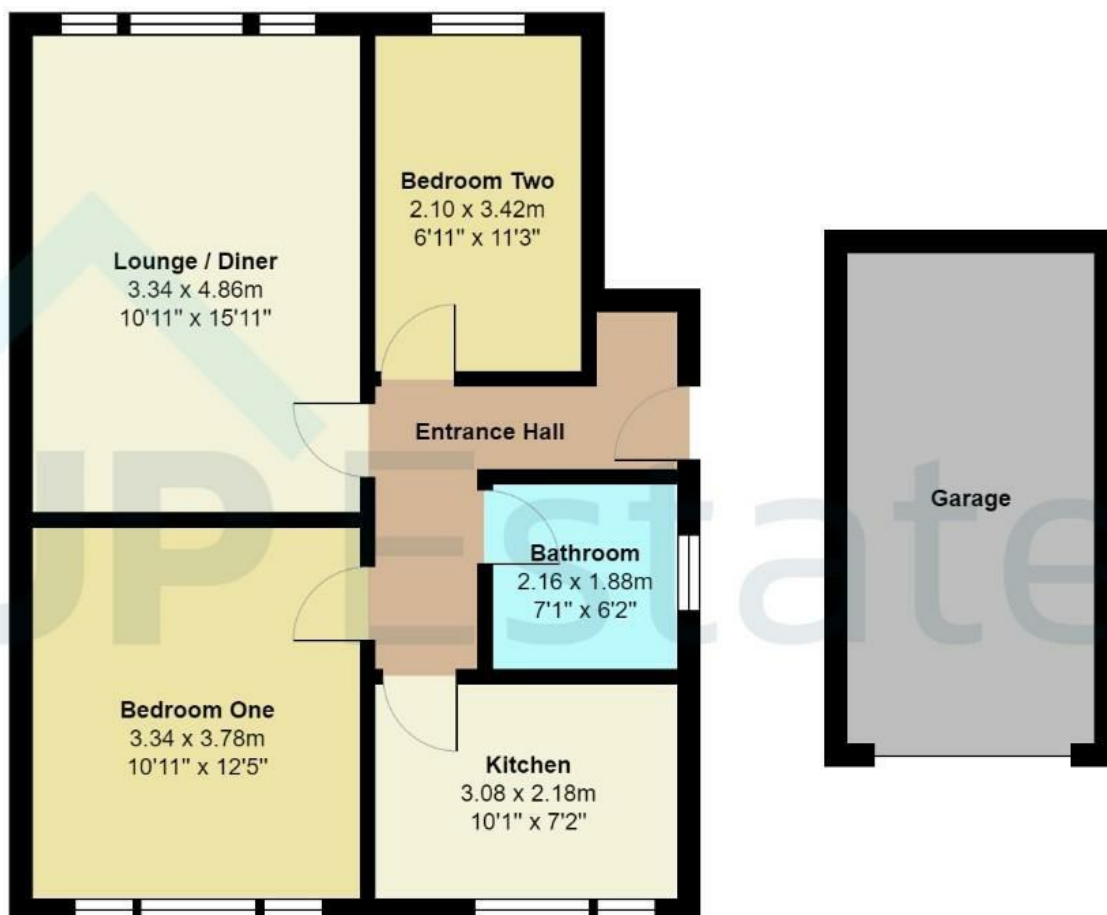






Linnet Close, Coventry





Total Area: 55.1 m<sup>2</sup> ... 594 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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