



2 Bedroom Flat
located on Trent Road, Nuneaton
£132,500

 **UP Estates**



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£132,500

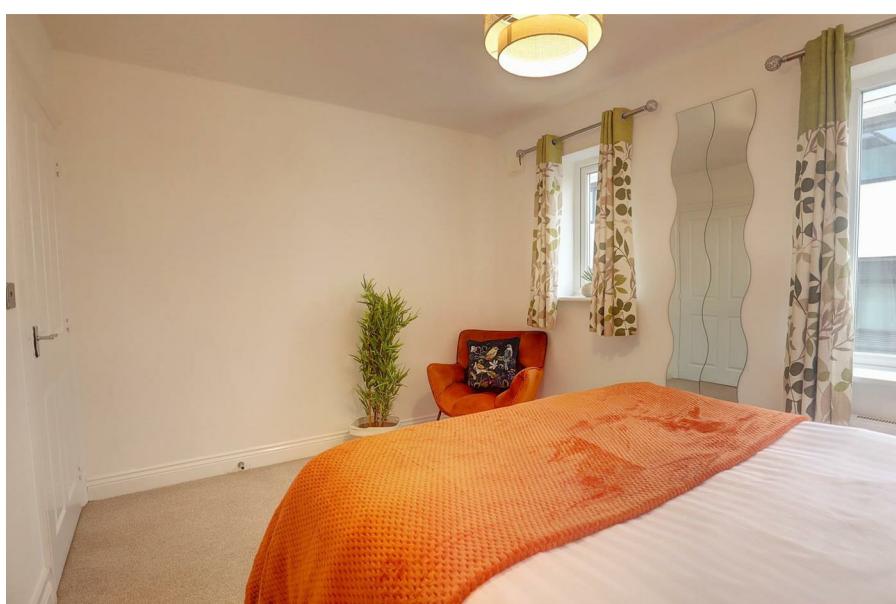
- NO UPWARD CHAIN
- FIRST FLOOR FLAT
- TWO DOUBLE SIZED BEDROOMS
- LOVELY OPEN-PLAN KITCHEN/ DINING AND LIVING AREA
- LEASHELD - CIRCA 106 YEARS REMAINING
- ALLOCATED OFF-ROAD PARKING SPACE
- WALKING DISTANCE TO NUNEATON TRAIN STATION AND TOWN CENTRE
- NEARBY SUPERMARKETS INCLUDING ASDA AND LIDL
- IDEAL FOR FIRST TIME BUYERS, COMMUTERS AND INVESTORS
- IMMACULATE READY TO MOVE IN CONDITION

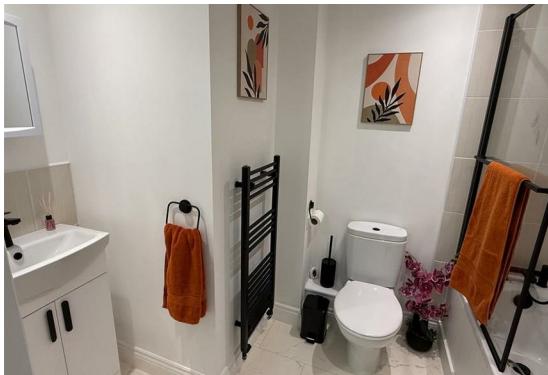
NO UPWARD CHAIN is offered on this two double bedroom, first floor apartment located in this highly convenient and much sought after location just round the corner from Nuneaton Town Centre and Train station, with circa 1 hour trains to central London. This property is very well-presented, and offers SAFETY AND SECURITY in a two-bedroom first floor flat offers modern, low-maintenance living ideal for commuters, first-time buyers or investors.

The property features two double bedrooms, a family bathroom, and a spacious open-plan kitchen, dining and living area designed perfectly for both relaxing and entertaining. The updated kitchen is fitted with built-in units, including new integrated Fridge/Freezer, Dishwasher, and new Induction Hob with integrated oven. Providing a practical and stylish cooking environment. The open-plan living and dining area, which has new flooring extending through to the hallway, enjoys views to the front of the property and offers a bright, sociable space ideal for everyday living and hosting. The family bathroom comprises a bath with new overhead shower, new vanity unit and new flooring, perfect for busy mornings as well as unwinding at the end of the day.

Externally, the property benefits from an allocated off-road parking space located in the communal car park to the rear. With shops, supermarkets including Asda and Lidl, schools and amenities all within easy reach, plus Nuneaton train station just a few minutes' walk away, this property offers exceptional convenience for commuters and those seeking a well-connected lifestyle.

We understand this property is leasehold, with a 125 year term from 23/04/2008 - meaning there are circa 106 years on the lease currently.





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.





Trent Road, Nuneaton





Total Area: 54.8 m² ... 590 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