







2 Bedroom Flat

located on Firedrake Croft,

Coventry

£110,000

UP Estates

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£110,000

- TWO BEDROOM TOP FLOOR FLAT WITH PLEASANT VIEWS
- BRIGHT AND SPACIOUS LIVING/ DINING ROOM
- FITTED KITCHEN WITH BUILT IN CUPBOARDS
- GOOD SIZED DOUBLE BEDROOM AND SINGLE BEDROOM
- FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- ALLOCATED PARKING SPACE + ON STREET PARKING AVAILABLE
- LEASEHOLD WITH 131 REMAINING
- ANNUAL GROUND RENT FEE - £179
- QUARTERLY SERVICE CHARGE FEE - £401

NO UPWARD CHAIN, TWO BEDROOM TOP FLOOR FLAT

A fantastic opportunity to acquire this well-presented two-bedroom top floor flat, ideally situated within easy reach of Coventry City Centre. Offering bright and spacious accommodation throughout, this property is perfectly suited to first-time buyers, professionals, or buy-to-let investors seeking a convenient and well-connected home.

The property welcomes you into the entrance hallway leading through to a fitted kitchen complete with built-in cupboards, oven, and hob, providing practical storage and functionality. Opposite, the generous living and dining room is filled with natural light and enjoys pleasant top floor views, creating a comfortable and relaxing space to unwind or entertain friends and family. The flat offers two bedrooms comprising a good-sized double bedroom and a versatile single bedroom with built-in cupboard space, for additional storage, and or a home office. Completing the accommodation is the family bathroom featuring a bath with overhead shower, catering to all preferences.

Conveniently located close to Coventry City Centre, this property benefits from excellent access to local shops, amenities, transport links, and commuting routes. Further benefits include an allocated parking space, with additional on-street parking readily available nearby. This property is Leasehold with 131 years left on the lease, this comes with an annual ground rent fee of £179 and a service charge fee of £401 per quarter.

A superb opportunity for first-time buyers or buy-to-let investors alike.







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





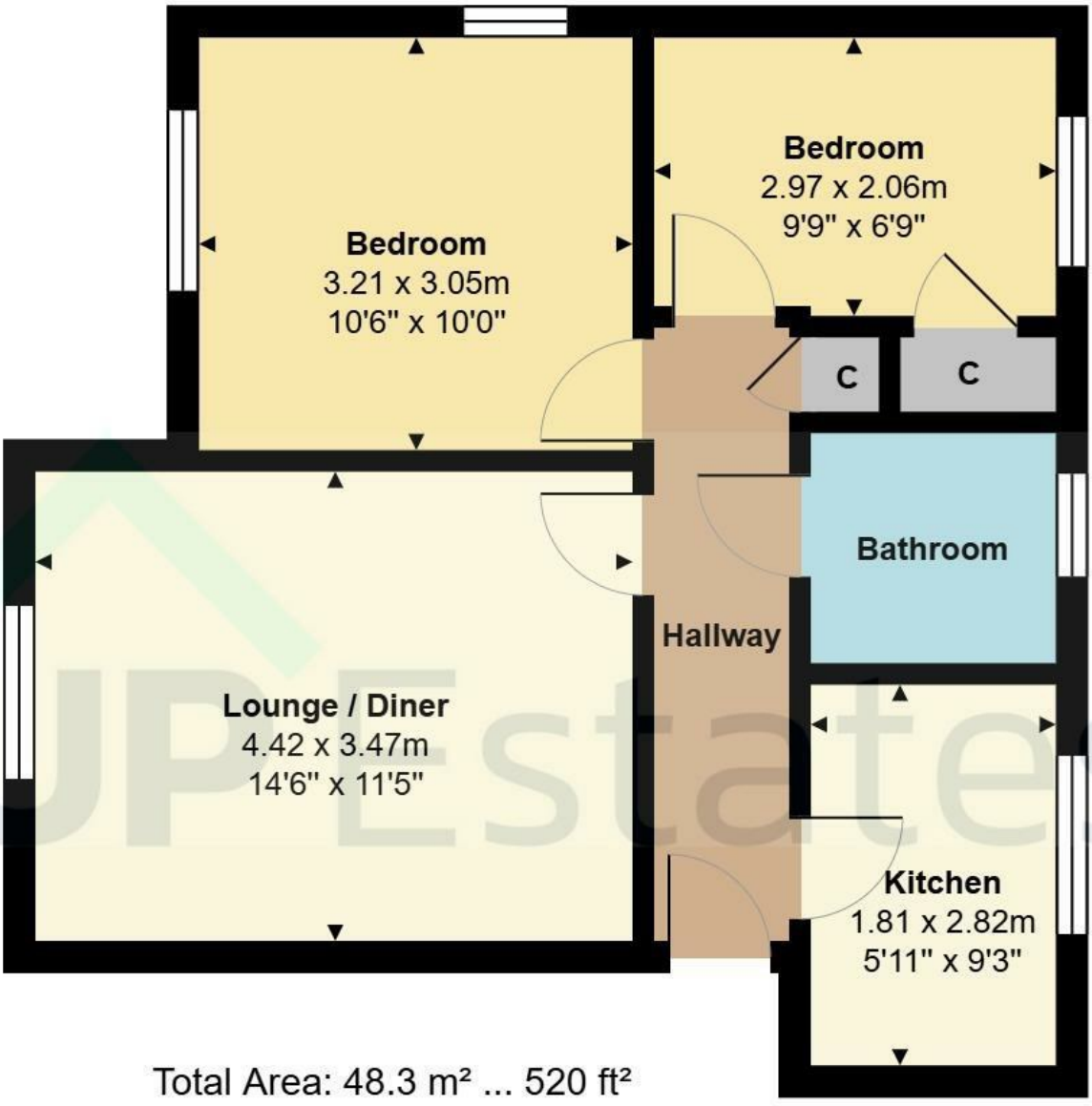
by us, and no guarantee is given regarding their condition or functionality.

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.

Firedrake Croft, Coventry



Total Area: 48.3 m² ... 520 ft²

All measurements are approximate and for display purposes only

CONTACT

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