

## Binswood Close , Coventry, CV2 1HL Offers over £50,000

**(CASH BUY ONLY)** Nestled in Binswood Close, Wood End, Coventry, this charming two-bedroom duplex apartment offers a delightful living experience across two well-designed floors. The property boasts the advantages of double glazing and gas central heating, ensuring comfort throughout the year.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The kitchen diner is a practical space, ideal for family meals or casual dining. The first floor features two generously sized double bedrooms, providing ample space for rest and personalisation. A well-appointed bathroom completes the upper level, catering to all your daily needs.

Externally, residents can enjoy the benefits of shared communal gardens, offering a pleasant outdoor space to unwind or socialise with neighbours. The property is leasehold, with approximately 52 years remaining on the lease. The ground rent is set at £50 per year, payable in two instalments, while the annual service charge is £599.35, alongside an insurance charge of £190.27.

This duplex apartment is an excellent opportunity for first-time buyers or investors looking for a property in a peaceful area of Coventry. With its convenient layout and essential amenities, it presents a wonderful chance to create a comfortable home. Do not miss the opportunity to view this delightful property.

- Cash Buy Only
- Two Bedrooms
- Lounge and Kitchen Diner
- No Upward Chain

### Viewing

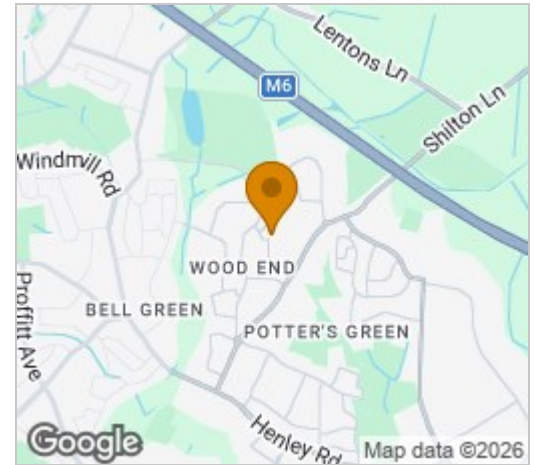
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



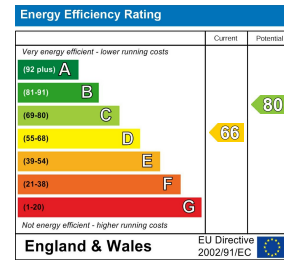
## Floor Plan



## Area Map



## Energy Efficiency Graph



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