


Offers in excess of £63,000
Ramsden Avenue, Camp Hill, NUNEATON, CV10 9EB



AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT
IN COVENTRY
(CENTRE)
SUTTONS
ESTATE AGENTS
360
VIEW 360
VIRTUAL TOUR

 **2**
Bedrooms

 **1**
Bathroom

Offers in excess of £63,000
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CASH BUYERS ONLYNO ONWARDS CHAIN**** A two bedroom ground floor maisonette in Camp Hill, Nuneaton requiring some cosmetic modernisation ideal for buy-to-let investment.

Briefly comprising of entrance hallway, fitted kitchen, lounge with feature electric fireplace, fully tiled white suite family bathroom with an electric shower over the bath, two great size bedrooms and a cupboard for storage. Other features include the front garden providing off road parking and a rear garden, double glazing throughout electric storage heaters. **NO ONWARDS CHAIN.** Energy Rating E

Council tax band - A - £1401 aprox

See our viral 360 viewing before booking a physical viewing.

Conditions: The vendor will require a non refundable £2,000 deposit to be paid directly to the solicitors and exchange/completion must be fast time scales.

As it's a low lease, cash buyers are needed..

If renting, you will look to achieve £475pcm to £525pcm once modernised.

Leasehold.

54 Years remaining.

Cost of lease extension unknown.

Ground rent £25 every 6 months

No service charge

Freeholder – Better Properties Limited

Measurements in foot (Length X width)

Kitchen – 5.87ft X 10.37ft

Bathroom -6.43ft X 5.41ft

Lounge – 14.27ft X 11.00ft

Bedroom 1 -12.85ft X 10.08ft

Bedroom 2 – 10.79ft X 6.36ft

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: Any measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: SUTTONS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interest to check the working condition of any appliances.

6: SUTTONS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

