



2 Lye Corner | Gate House Lane | CV12 8UE

SITUATED WITHIN THE WATER TOWER DEVELOPMENT OFFERED WITH NO UPWARD CHAIN*** SECURED GATED ACCESS*** WELL MAINTAINED COMMUNAL GARDENS*** THREE BEDROOM FIRST FLOOR APARTMENT*** In brief comprises: Entrance hall. Lounge. Fitted Kitchen. Three Bedrooms. Bathroom. Garage. Communal Gardens. Allocated Parking Space. Council Tax band C, EPC rating: C.

Offers In Region Of £175,000

- Spacious First Floor Apartment
- Garage & Allocated Car Park Space
- Three Bedrooms & Modern Shower Room
- Secured Gated Access
- 93 Years Remaining On Lease



Property Description

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ENTRANCE HALL

Composite entrance door, laminate flooring, doors leading to lounge and kitchen

LOUNGE

20' 2" x 10' 4" (6.17m x 3.162m) Two UPVC double glazed windows to front aspect, feature fireplace with electric fire, laminate flooring, double central heating radiator

KITCHEN

7' 10" x 8' 7" (2.407m x 2.625m) UPVC double glazed window to rear aspect, fitted with a range of white wooden wall cupboards & base units with chrome handles, complementary worktop, one & a half stainless steel sink unit & chrome tap, fitted gas hob & double electric oven with extractor above, plumbing for a washing machine, laminate flooring, storage cupboard

BEDROOM ONE

10' 2" x 10' 10" (3.112m x 3.316m) Two UPVC windows to front aspect, fitted carpet, central heating radiator, fitted wardrobes, matching set of drawers & matching fitted bedside drawers

BEDROOM TWO

6' 0" x 9' 10" (1.838m x 3.005m) UPVC double glazed window to rear aspect, double fitted wardrobes, laminate flooring, central heating radiator

BEDROOM THREE

9' 1" x 10' 0" (2.790m x 3.073m) UPVC double glazed window to rear

aspect, fitted carpet, central heating radiator

BATHROOM

UPVC double glazed window with privacy glass to side aspect, double walk in power shower, low level w.c, wash hand basin set into vanity unit, cupboard housing wall mounted boiler.

GARAGE

Up & over garage door, power & light

ALLOCATED CAR PARK SPACE

One allocated car park space

GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC C. Located in a no flood risk area.

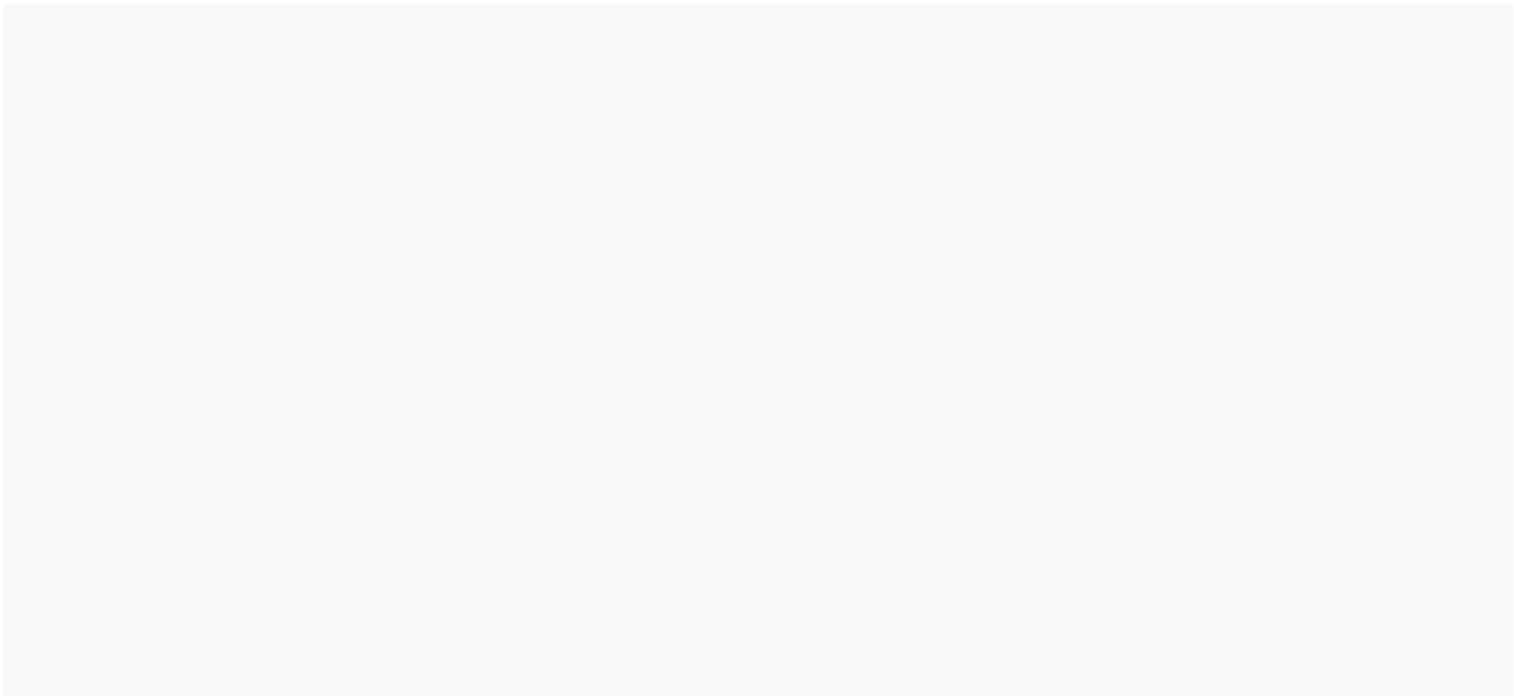
TENURE: we understand from the vendors that the property is leasehold with vacant possession on completion. Leasehold: 94 years remaining on the lease, £742.50 service charge payable every 6 months (includes maintenance of all communal garden areas & block paving and building insurance).

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

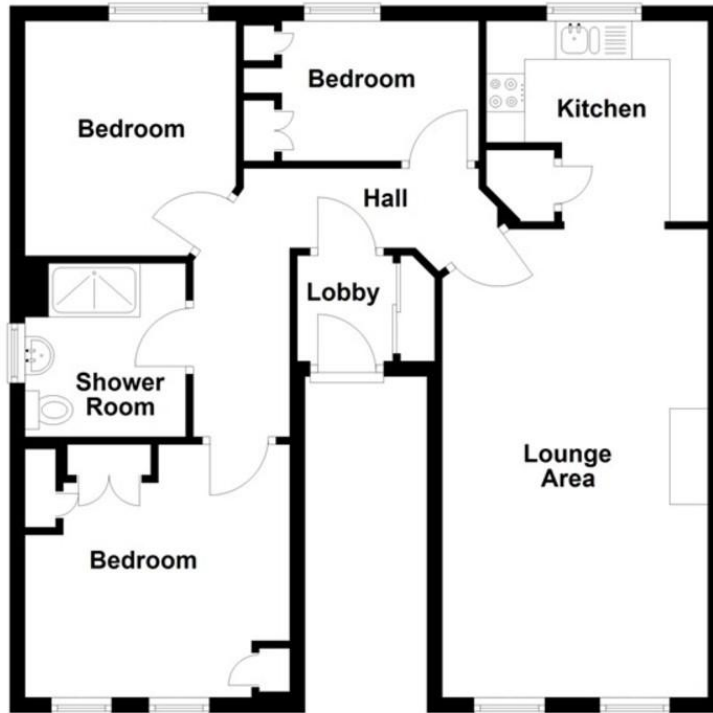
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



First Floor Flat



For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		