



## 2 Lye Corner | Gate House Lane | CV12 8UE

**Offers Invited £150,000**

\*\*\*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. Leasehold. Council Tax band C, EPC rating: C.

- First Time Buyers
- Offered With No Chain
- Spacious First Floor Apartment
- Three Bedrooms & Modern Shower Room
- 93 Years Remaining On Lease



## Property Description

\*\*\*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. Please note, any viewings or offers that take place from this moment must be placed through the auctions T&Cs as per the Sellers agreement.

### 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 / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Rating C. Parts of Bedworth & Exhall are located in an Ex Coal Mining Area. Located in a low flood risk area. The Vendor has informed the Agents, that they are not aware of any Building Safety Issues. The Vendor has informed the Agents, that they are not aware of any known planning considerations. Standard Brick Construction.

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).

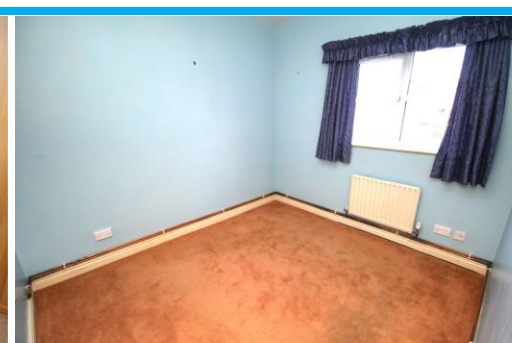
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general

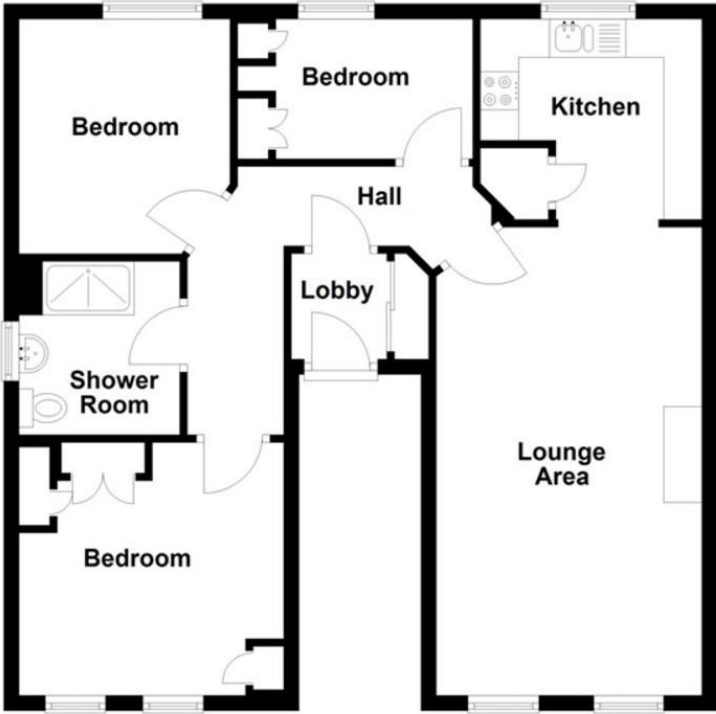


guide only and are all approximate.

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 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(15-38) F		