



Henry Street, Nuneaton, CV11 5SQ

The Property

*** STARTER HOME OR BUY TO LET CORKER *** This one bedroom leasehold, ground floor flat comes to the market for sale with no onward chain. Well presented, modern and with an allocated parking space in secure parking area to the rear. Located on Henry Street with local shopping just a short walk away, Nuneaton town centre a few minutes away, easy access to roads and George Elliot Hospital. With uPVC double glazing,, kitchen with integral appliances, one double bedroom, modern bathroom and good sized living room. Rental return £500 to £525 pcm. Offered for sale with no onward chains. EPC RATING C.





Key Features

- Ground Floor Flat
- Leasehold
- Secured parking space
- Living room
- Kitchen
- Double bedroom
- Bathroom
- NO CHAIN. EPC RATING C

£80,000

Entrance Hall

With doors to bedroom, living room, bathroom and airing cupboard.

Lounge/Diner

17'3 x 12'2

Having radiators, uPVC double glazed window to the rear and opening through to Kitchen

Kitchen

5'10 x 12'2

.Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven, four ring gas hob with chimney style extractor hood over, integrated washing machine, integrated dishwasher, integrated fridge, vinyl flooring, extractor fan. Window to side aspect.

Bedroom

10'1" x 11'8"

Having radiator and uPVC double glazed window to the rear.

Bathroom

7'2 x 5'10

Having a white suite comprising low level w.c., pedestal wash hand basin, P shaped bath with shower fitment over, tiled splash backs, central heating radiator, inset ceiling spot lights, extractor fan and vinyl flooring.

Outside

To the side of the block there are double opening wrought iron gates leading to the rear of the property where there is one allocated parking space.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is leasehold (125 years from 23/08/2006) with vacant possession on completion. Ground rent is approx £200 per annum, service charge approx £1100 per annum. Details should be confirmed by a buyers legal representatives.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins 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.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: A

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.

DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

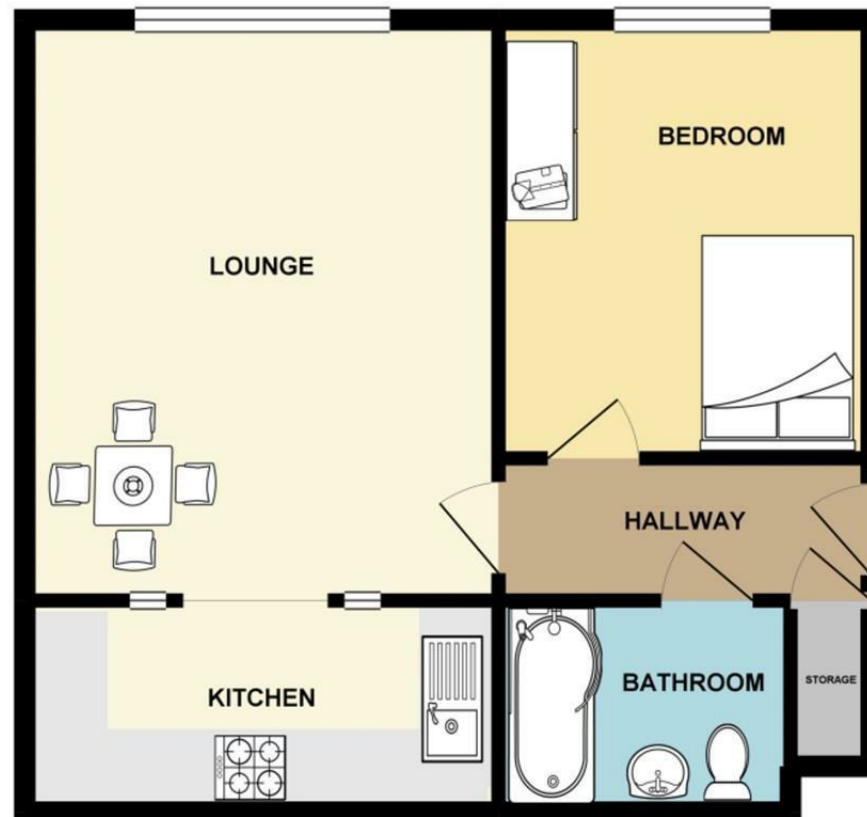






Floorplan

GROUND FLOOR 496.36 sq. ft.
(46.11 sq. m.)



TOTAL FLOOR AREA : 496.36 sq. ft. (46.11 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Our Testimonials

The service I received from Hawkins selling my house was brilliant. It was an anxious roller coaster for me due to house chains falling through but Hawkins from the start till the finish were helpful, enthusiastic, calmed me down when things got difficult gave me belief that I would have a happy outcome. All the staff I spoke to, including the ladies in office Nadine, Kelly, Paige were so lovely and made me feel a valued client. Would recommend.

Lisa Bailey

Absolutely brilliant service from Hawkins. Paige went above and beyond to fit us in for house viewings and made the application process so easy and simple. Everyone at Hawkins has been consistently professional and friendly every step of the way. I would 100% recommend.

Bethan Edwards

Found Hawkins to be very professional, spoke to a lovely lady called Paige, very polite, friendly and understanding, would use again.

Mary Reilly

Fantastic service. We recently viewed a house through Hawkins Nuneaton. We were shown around by Kelly, who was friendly, helpful, and well informed. We put an offer in on the house, and throughout this process the team was supportive and responsive, always acknowledging and responding to our emails quickly. Unfortunately, we didn't get the house in the end, but we appreciate the professional and warm service. In particular, thanks to Kelly and Paige, and to David who took the time to write us a long and helpful email even after the process was complete.

Sam Meyrick

Very efficient service for selling houses. Steve was very quick with photos and description and realistic with valuations. Amanda is amazing, the best chaser ever, she is always ahead of the game and is constantly checking in with the buyer and the solicitors to get your property to completion asap. A pleasure to do business with and the only estate agent we will now use for our business

Rebecca Fash

Very happy with how the team at Hawkins handled my mum's recent house sale. Particular thanks to Amanda for her help and support.

Claire Ramsden

Fantastic estate agents and would highly recommend all of the team. We have used them for selling our houses and finding us a tenant. On all occasions they have been swift and professional and we will continue to use them in the future. A big thank you to Amanda, Andrew and Jo.

Anthony Chapman

Sold my House through Hawkins in Bedworth, The whole team was friendly and helpful from start to finish. Would have no hesitation in recommending them to others.

Clive

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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