



NEWDEGATE STREET

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Newdegate Street, Nuneaton, CV11 4EJ

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

Property Description

*** A BUY TO LET NO BRAINER ***

Situated in the heart of Nuneaton's town centre and occupying a second floor elevated position over-looking the George Eliot Statue is this modern leasehold flat. The property benefits from electric heating, double glazing and internal lift access. Comprising: communal hallway, entrance hall, open plan lounge / kitchen with built in oven/hob, bedroom and shower room. Potential rental income of £550 pcm and with a gross yield in the region of over 8%. Offered for sale with no onward chain. EPC RATING D.





Key Features

- Second floor flat
- Central location
- Ideal Buy to Let opportunity
- Electric heating
- Open plan lounge/kitchen
- Bedroom & shower room
- NO CHAIN
- EPC RATING D

£69,950

DRAFT DETAILS

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

Hallway

Having entrance door, electric consumer unit, bevelled effect laminate wooden flooring, smoke alarm and door to

Open Plan Lounge/Kitchen

14'8" x 13'4"

Having intercom entry system, electric storage heater, uPVC double glazed windows to the front, modern fitted Kitchen with wall and base units, contrasting work surfaces, inset stainless steel sink, built in fan assisted stainless steel oven, four ring halogen hob with integrated extractor hood over, space for fridge freezer, space and plumbing for automatic washing machine, extractor fan, bevelled effect laminate wooden flooring, smoke alarm, door to Shower Room and opening to

Bedroom

10'9" x 8'0"

Having uPVC double glazed windows to the front and bevelled effect laminate wooden flooring.

Shower Room

3'4" x 7'11"

Having a modern white suite comprising low level w.c., wash hand basin inset to vanity unit, corner quadrant shower cubicle with Triton shower fitment, extractor fan and vinyl flooring.

Outside

Accessed by way of communal entrance from Newdegate St, in the heart of Nuneaton. Stairs and lift to upper floors. There is no parking but local authority carparks do offer yearly parking passes, these do have to be purchased.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is Leasehold. We are advised that the service charge is approx. £1017 per annum, the remaining lease of 117 Years and the managing agent is RM property developments.

SERVICES: all mains services apart from gas 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.







Floorplan

GROUND FLOOR
28.9 sq.m. (311 sq.ft.) approx.



TOTAL FLOOR AREA : 28.9 sq.m. (311 sq.ft.) 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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EPC Rating - D

Tenure - Leasehold

Council Tax Band -

Local Authority
Nuneaton and Bedworth Borough
Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

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

sheldonbosleyknight.co.uk



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