



HARMONY COURT

Bull Ring, Nuneaton, CV10 7BY

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* SMART FIRST FLOOR FLAT \*\*\* Here is a modern first floor flat situated in a tucked away position just off Bull Ring, Chilvers Coton set in a purpose built block of flats with lift access and designed specifically for the over 55s age bracket.

The property offers easily managed accommodation with electric heating, sealed unit double glazing, parking area, communal residents lounge / sitting room, laundry room with washers and driers and an early viewing is recommended.

Briefly comprising: communal hall, first floor landing, hall, lounge, kitchen with built in oven and hob, double bedroom and wet room with low level shower. Parking, communal gardens, laundry room and residents lounge. EPC RATING C.





## Key Features

- Modern purpose built first floor flat
- Electric heating & Dbl glazing
- Easily managed accommodation
- Good order throughout
- Lounge, kitchen, wet room & bedroom
- Over 55s complex
- No upward chain
- EPC RATING C

**£75,000**

## DRAFT DETAILS

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

### Communal Entrance

Intercom door entry system, stairs and lift to the the first floor where there is a communal washing / laundry room. There is also a communal lounge to the first floor.

### Hallway

7'3 x 6'8

With entrance door, built in storage cupboard, smoke alarm, phone intercom system and doors to the lounge, bedroom and shower room.

### Wet Room

7'1 x 7'2

Having been refitted with a modern white suite with partly tiled walls, low level folding shower enclosure with electric shower fitment and grab rails, wash had basin set in a vanity unit with mixer tap and cupboard below and a low level WC. Electric shaver point/light, extractor fan and built in airing cupboard with hot water tank.

### Lounge

11'8 x 11'11

With electric storage heater, sealed unit double glazed window, two wall lights and opening into the kitchen

### Kitchen

5'9 x 8'1

Being partly tiled to the walls and fitted with a range of maple style wall and base units comprising: inset single drainer stainless steel sink with mixer tap and base unit, further base units and drawers with working surfaces over, built in oven with cupboard above and below, built in four ring hob, integrated extractor hood above, plumbing and space for a washing machine, space for undercounter appliances and fitted wall cabinets.

### Bedroom

10'3 x 10'9

With wall mounted electric panel heater, sealed unit double glazed window and loft hatch.

### Outside

There are communal gardens with with flowers, shrubs and trees and a parking area.

## GENERAL INFORMATION

**TENURE:** we understand from the vendors that the property is leasehold, held on a 99 year lease from December 2000 with approximately 76 years remaining. We believe the ground rent to be approximately £180 per annum and the service charge is approximately £1200 per annum.

**SERVICES:** Mains electric, water and drainage are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight 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.

## SPECIAL NOTE

There is a premium payable to the managing agents (George & Co, Rugby) of 3% of the purchase price and £400 plus VAT fee for the preparation of the Deed of Covenant.



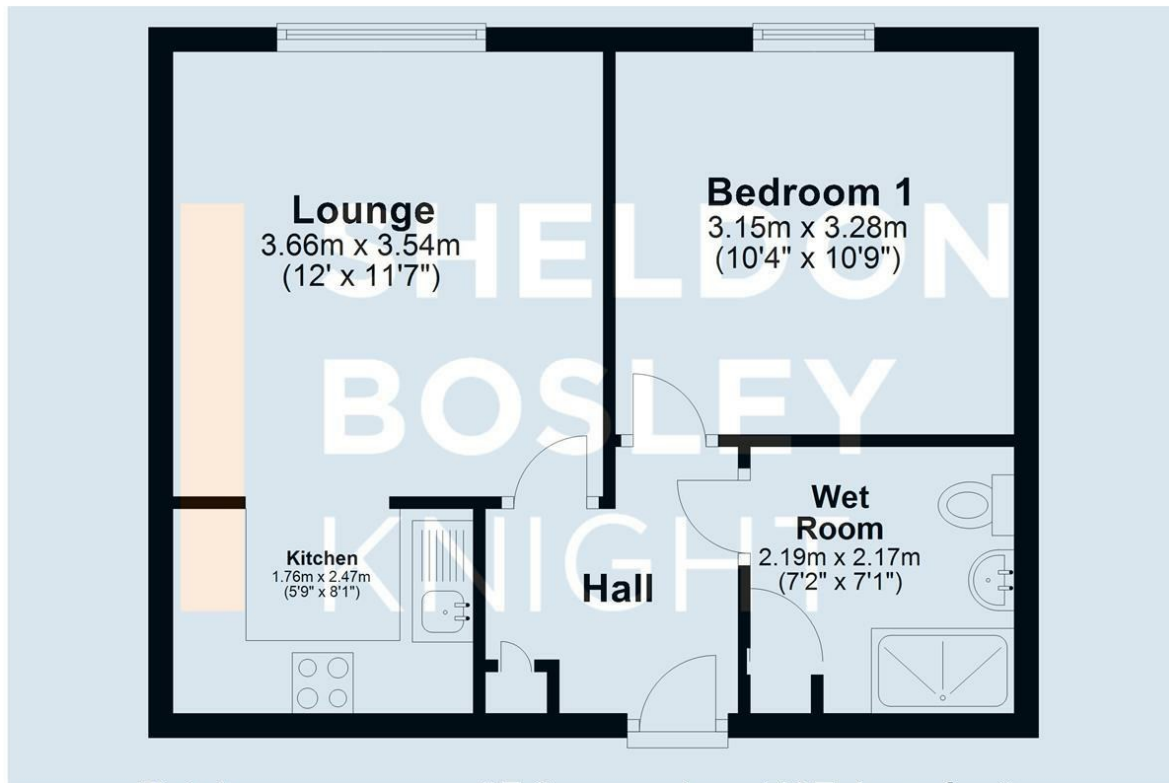




# Floorplan

## Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 37.8 sq. metres (407.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority  
NBBC

# 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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.