



Bradestone Road, Nuneaton, CV11 4QR

Property Description

*** GREAT SIZED FLAT AND LONG LEASE REMAINING *** Here is a rare and exciting opportunity to acquire this two storey, duplex flat situated at the top end of Bradestone Road on the established Caldwell area of Nuneaton.

The property offers spacious and well presented accommodation split over two floors with gas fired central heating, upvc double glazing and is ideally placed with local amenities, close to the canal towpath, Attleborough village and an early viewing is recommended if your looking to get onto the property ladder or add to your rental portfolio.

Briefly comprising: Communal ground floor entrance / stairway, hall, full width lounge, breakfast kitchen, second floor landing, two double bedrooms and bathroom. EPC RATING D.





Key Features

- First floor duplex flat
- 117 years remaining on lease
- Established and popular location
- Good sized and well presented
- Gas heating & Dbl glazing
- Two double bedrooms & bathroom
- Close to amenities & Attleborough village
- EPC RATING D

£90,000

DRAFT DETAILS

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

GROUND FLOOR / OUTSIDE

With secure entrance gate to the side and rear of the property and further secure, intercom connected entrance door into the communal stairway.

FIRST FLOOR

HALL

With obscured glazed wooden front entrance door, side screen, understairs storage cupboard, built in cloaks cupboard, central heating radiator, stairs to the second floor accommodation and doors into the lounge and kitchen.

LOUNGE

10'5 x 17'2

With central heating radiator, two upvc double glazed windows to the front, feature fireplace with wooden surround, marble inset and hearth incorporating a fitted gas fire and artexed ceiling.

KITCHEN

8'7 x 9'4

Being partly tiled to the walls and having been refitted with a range of maple style units to two sides comprising: inset single drainer stainless steel sink with fitted base unit, additional base units and drawers with contrasting working surfaces over, space for slot in cooker, plumbing and space for an automatic washing machine, space for under counter fridge and fitted wall cabinets. Central heating radiator, upvc double glazed window to the rear, wall mounted boiler, vinyl floor covering and ceiling strip light.

SECOND FLOOR LANDING

With smoke alarm, laminate flooring and doors off to both bedrooms and bathroom.

BEDROOM ONE

10'5 x 15'0 plus wardrobe depth

With central heating radiator, upvc double glazed window to the front, two built in wardrobes, built in store cupboard and laminate wooden flooring.

BEDROOM TWO

9'3 x 11'5 plus wardrobe depth

With central heating radiator, upvc double glazed window to the rear, laminate wooden flooring, built in airing cupboard and two storage recesses with hanging rails and storage cupboards below.

BATHROOM

7'6 x 5'8

Being fully tiled around the bath and equipped with a white suite comprising: panelled bath with electric shower fitment over, wash hand basin and a low flush WC. Fitted shelving, obscured upvc double glazed window to the rear, central heating radiator and wood effect vinyl floor covering.

GENERAL INFORMATION

TENURE: We understand that the property is leasehold held on a 125 years from May 2016 therefore there is approximately 117 years remaining. The ground rent is £10 per annum and the service charge payable to NBBC for 2024 / 2025 is £962.06 which includes the general upkeep of communal areas, security lighting, window cleaning and buildings insurance.

SERVICES: all mains services 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.

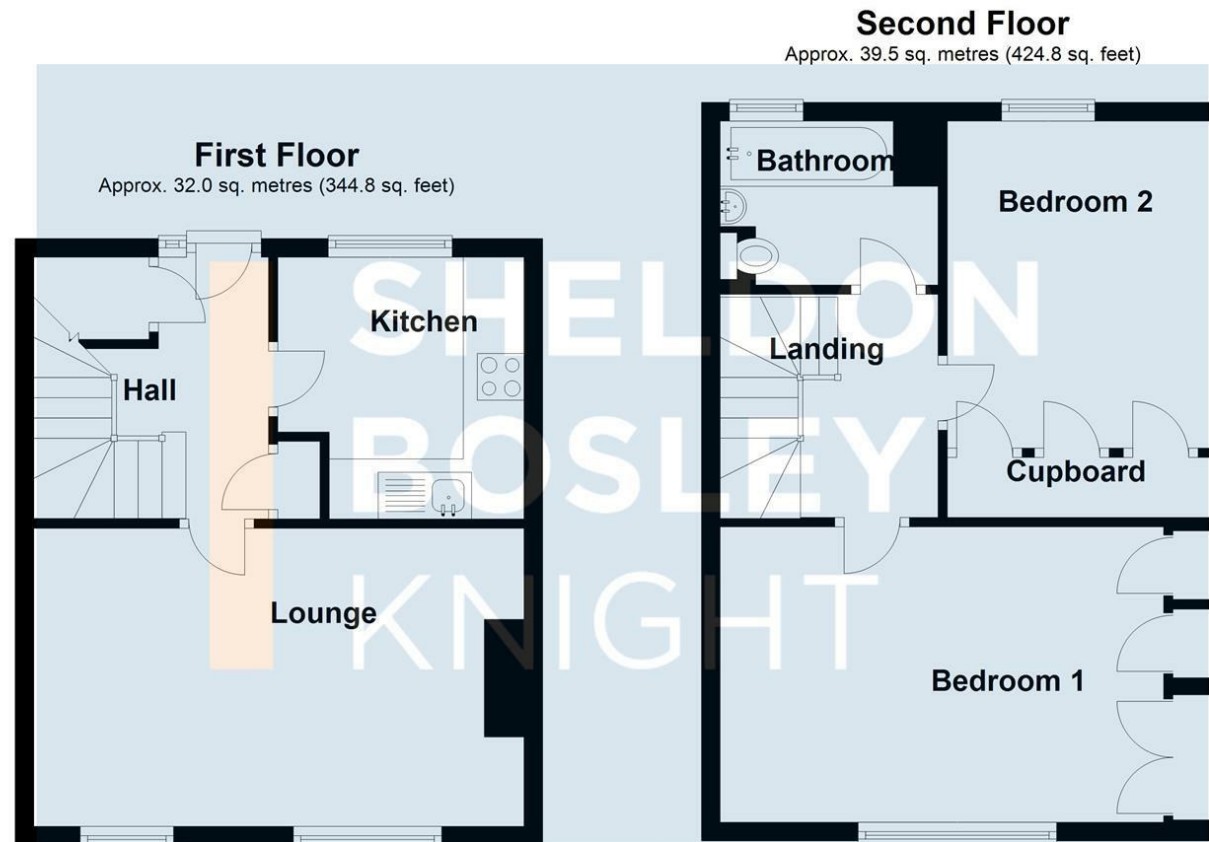
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Second Floor
Approx. 39.5 sq. metres (424.8 sq. feet)

First Floor
Approx. 32.0 sq. metres (344.8 sq. feet)

Total area: approx. 71.5 sq. metres (769.5 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 - D

Tenure - Leasehold

Council Tax Band - A

Local Authority
NBBC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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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LETTINGS

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DISCLAIMER

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