



Trent Road, Nuneaton, CV11 6JF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Sheldon Bosley Knight welcomes to the market this well presented presented two bedroom, second floor apartment located in purpose built complex within walking distance of Nuneaton Town Centre & Train station.

The property itself offers double glazing and gas central heating and in brief comprises of entrance hall access via communal hallway entry to the complex is gained via a secure intercom entry system, open plan lounge/ kitchen area, two bedrooms and a family bathroom.

The property is offered with a numbered allocated parking space and is sold with no upward chain. Call us now to arrange a viewing. EPC RATING C.





## Key Features

- Two bedroom apartment
- Well presented with new carpets
- Open plan Kitchen/Lounge
- Allocated parking space
- Walkable to town and the train station
- Ideal FTB or Investment purchase
- No upward chain
- EPC RATING C

**£120,000**

### Communal Entrance

Having communal entrance door at the rear of the building, stairs raising to the second floor and entrance door into the apartment.

### Hall

Having central heating radiator, storage cupboard housing the combi boiler, wall mounted electric consumer unit and doors to all rooms.

### Open plan Lounge/Kitchen

16'1 x 10'2

Having UPVC double glazed window to the front, a range of maple style units comprising: inset one and half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with roll top working surfaces over, tiled splashbacks, plumbing and space for washing machine, built in oven, built in hob, built in extractor hood and fitted wall cabinets. Wood effect vinyl floor covering.

The lounge area has carpet floor covering, UPVC double glazed window to the front and gas central heating radiator.

### Bedroom One

13'5 x 9'2

UPVC double Juliette balcony patio door to the front, gas central heating radiator and carpeted flooring.

### Bedroom Two

9'6 x 10'2

UPVC double glazed window to the rear, gas central heating radiator and carpeted flooring.

### Bathroom

7'3 x 5'3

Having obscured UPVC double glazed window to the front, gas central heating radiator and has a modern, white suite comprising: panelled bath with shower over, glass shower screen, wash basin with mixer tap and fitted cupboard below, low flush WC. Ceiling mounted extractor fan, inset ceiling spotlights and vinyl floor covering.

### Outside

The rear of the property has an allocated parking space and entrance door to the apartment.

### General Information

TENURE: we understand from the vendors that the property is leasehold with vacant possession on completion. The original lease was for 125 years therefore there is approximately 109 years remaining. We understand that there is a ground rent charge of approx. £200.00 per annum and a service charge of approx. £1,400 per annum, all subject to solicitor verification.

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.



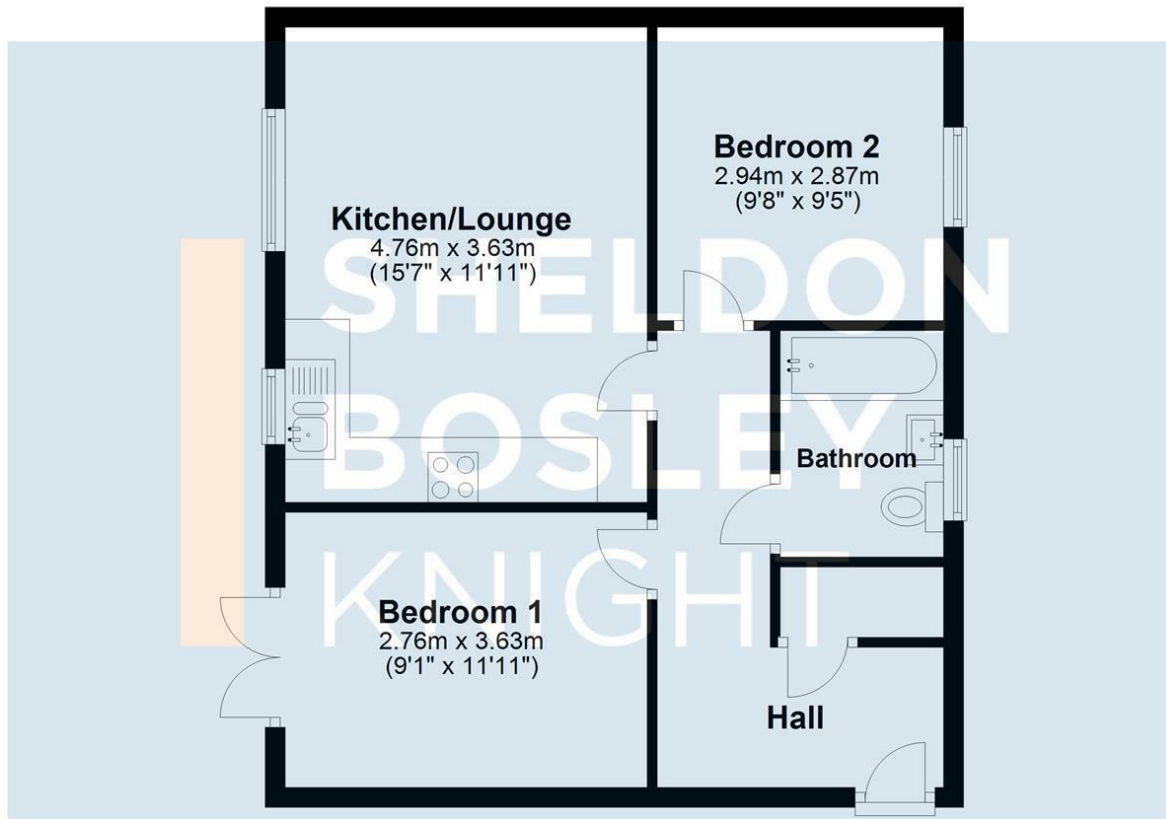




# Floorplan

## Second Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



Total area: approx. 50.4 sq. metres (542.0 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 - B

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](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.