



Eliot Mews, Nuneaton, CV10 9HA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** BY GEORGE ! - THIS NEEDS A VIEW *** Here is a modern first flat forming part of a purpose built block built around 2007 situated just off Whittleford Road with allocated parking and good sized accommodation.

The property which benefits from electric heating and upvc double glazing is presented in good order, would make an excellent purchase for the first time, investment or downsizer and is worthy of an early viewing and is also ideally placed with nearby amenities - shops, clubs, lake and walk to the rear.

Briefly comprising: communal hall, first floor landing, hall, good sized lounge, two generous bedrooms and bathroom. Allocated parking, bike store and communal gardens. EPC RATING C.





Key Features

- Modern first floor flat
- Purpose built block
- Electric heating
- Upvc double glazing
- Hall, Lounge & kitchen
- Two bedrooms & bathroom
- EPC RATING TBC

£112,500

Commual Hall

With intercom door entry phone enter system, stairs rising to the first floor and second floor. The property is set on the first floor and has entrance into:

Entrance Hallway

With entrance door, intercom phone entry system, wall mounted electric heater, wooden block flooring, built in store cupboard housing the electric consumer unit and doors to all rooms.

Lounge

14'9 x 11'10

With UPVC double glazed window, wall mounted electric panelled heater, wooden block flooring and ceiling mounted smoke alarm.

Kitchen

6'1 x 9'9

Being partly tiled to walls and fitted with a range of maple style wall and base units with stainless steel bar handles comprising and inset single bowl sink with mixer tap and base unit, further base units and drawers with working surfaces over, built in oven, built in hob, integrated extractor stainless steel/glass hood, plumbing and space for a washing machine, space for a tall fridge/freezer, plinth mounted heater and fitted wall cabinets. UPVC double glazed window and tiled floor.

Bedroom One

10'3 x 10'9

UPVC double glazed dual aspect windows and wall mounted electric panel heater.

Bedroom Two

7'9 x 10'2

UPVC double glazed window, built in store cupboard housing hot water tank and wall mounted electric panel heater.

Bathroom

6'0 x 5'11

Being fully tiled around the bath and equipped with a white suite comprising: panelled bath with shower fitment, pedestal wash hand basin with tiled splashbacks and a low level WC. Wall mounted extractor fan, obscured UPVC double glazed window and tiled floor.

Outside

The property is set off the main Whittleford Road in a block of three apartments. There is allocated parking and further visit parking spaces on a first come first serve basis and bicycle store.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is Leasehold with vacant possession on completion. The original lease was for 150 years from 2005 therefore there is approximately 130 years remaining. The ground rent is £150 per annum and the service charge is approximately £1800 per year.

SERVICES: Mains drainage, electricity and water 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.



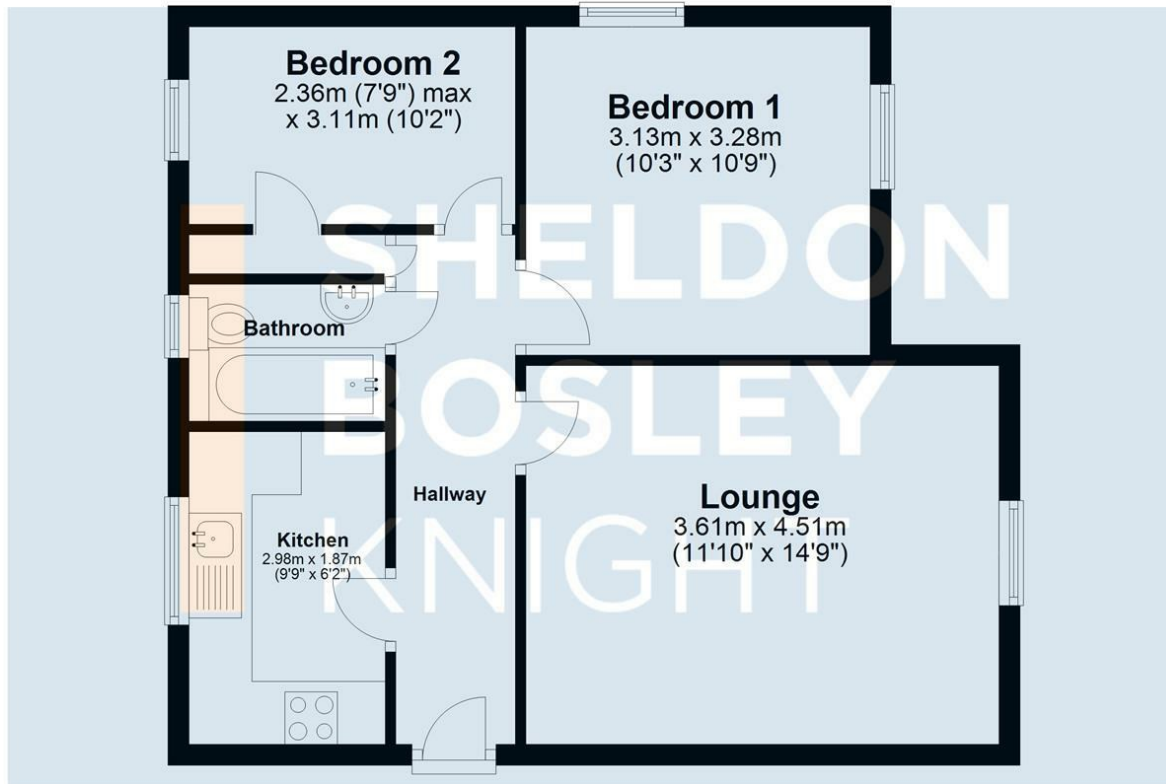




Floorplan

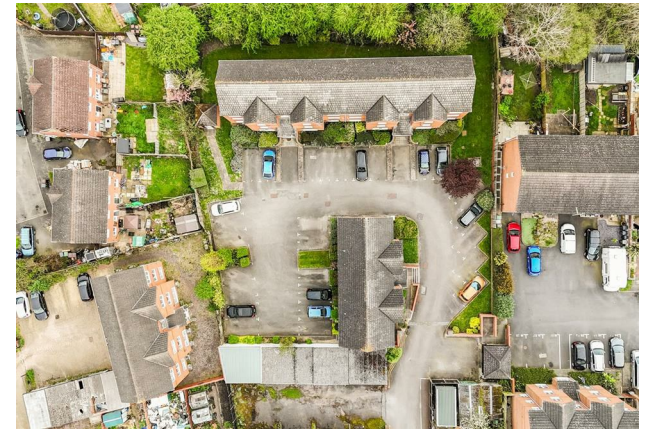
Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 48.7 sq. metres (523.9 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

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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