



Henry Street, Nuneaton, CV11 5SQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** NEWLY DECORATED AND UPGRADED HEATING SYSTEM *** Here is a great opportunity to acquire this modern ground floor situated in a purpose built block close to the town centre and offered for sale with no upward chain.

The property which has been recently redecorated and also benefits from an upgraded electric boiler (for water system), upgraded and modern electric heating system, allocated / gated parking to the rear and would make an excellent first time, rental investment or for the downsizer.

Briefly comprising: communal hall, hall, good sized lounge, fully fitted kitchen with integrated oven, hob, washing machine, fridge, freezer and dishwasher, double bedrooms and modern bathroom. Allocated parking. EPC RATING B.





Key Features

- Modern ground floor flat
- Popular and central location close to town centre
- Newly redecorated & good order throughout
- Upgraded electric boiler and electric heating system
- Lounge & fully integrated kitchen
- Double bedroom & bathroom
- Allocated secure / gated parking to rear
- EPC RATING B

£95,000

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is Leasehold with vacant possession on completion.

LEASE INFORMATION: We understand that the lease was for 125 years commencing in August 2006 therefore there are approximately 106 years remaining. We understand the ground rent is approximately £200 per annum and the service charge approximately £1100 per annum.

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.

COMMUNAL HALL

With intercom door entry system, door to the rear where the allocated motor vehicle parking is and stairs rising to the first and second floors.

HALL

10'1 x 3'10

With entrance door, intercom door entry phone, modern electric heater, smoke alarm, thermostat, built in cloaks cupboard which also houses the replacement boiler. Doors off to the lounge, bathroom and bedroom.

LOUNGE

12'3 x 17'3

With modern electric heater, UPVC double glazed window, smoke alarm and a double width opening through into the kitchen.

KITCHEN

5'10 x 12'3

Being partly tiled to the walls and fitted with a comprehensive range of shaker style units with stainless steel handles to three sides comprising: an inset single drainer stainless steel sink with mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, built in stainless steel four ring hob, stainless steel chimney style extractor hood, integrated washing machine, integrated dishwasher, integrated fridge and freezer and fitted wall cabinets with concealed lighting. Tiled floor and inset ceiling spotlights.

BEDROOM ONE

11'0 x 10'0

With modern electric heater, UPVC double glazed window.

BATHROOM

5'10 x 7'2

Being fully tiled around the bath and half tiled to the remaining walls and equipped with a modern white suite comprising: P shaped bath with curved shower screen and Mira Sport electric shower fitment over, pedestal wash hand basin with mixer tap and low flush WC. Curved heated towel rail, tiled floor, inset ceiling spotlights and extractor fan.

OUTSIDE

The property is situated towards the bottom end of Henry Street near to Edward Street. There are double opening secure gates situated to the side of the block / complex of flats leading to allocated motor vehicle parking at the rear of the block.

DRAFT PARTICULARS

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



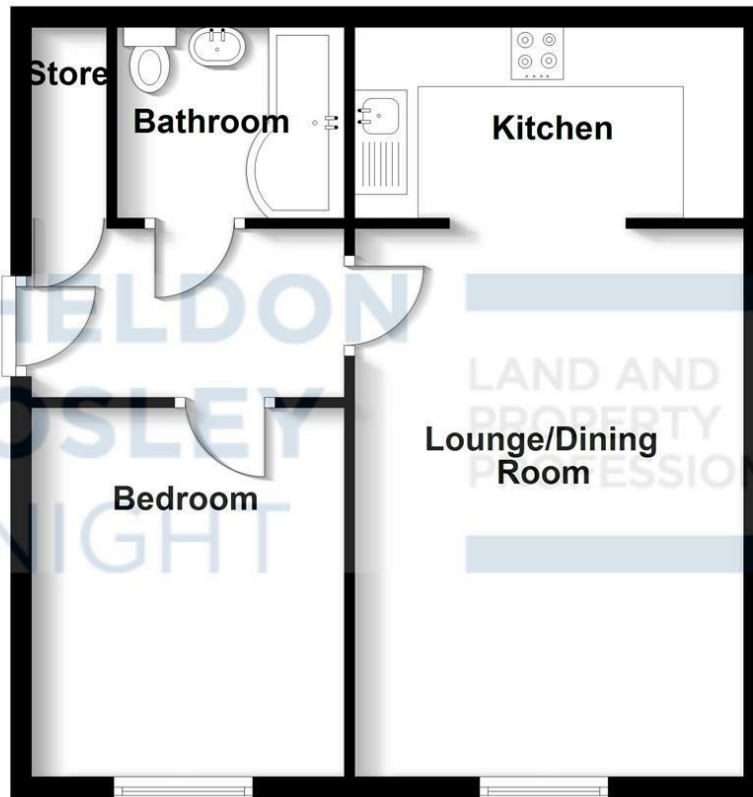




Floorplan

Ground Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



Total area: approx. 49.1 sq. metres (528.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

Tenure - Leasehold

Council Tax Band - A

Local Authority
Nuneaton and Bedworth Borough
Council

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

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DISCLAIMER

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