

***32 Pingle Court, Attleborough,
Nuneaton, CV11 4UT***



£79,950

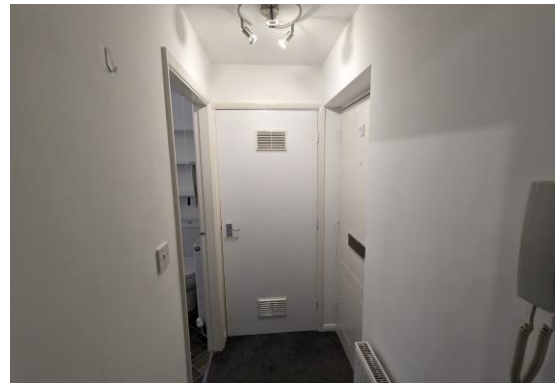
Available to purchase is this well presented second floor studio apartment. Briefly comprising of entrance hallway, bathroom, fitted kitchen and living space. Possessing the added benefit of double glazing, gas fired central heating and allocated parking spaces, this property would prove a great opportunity for first time buyers and rental investors alike. Available with an extended lease and NO CHAIN. Circa 149 years remaining on lease, circa £900per annum in rent and service charges.

Entrance Hall Having a wooden front entrance door, wall mounted radiator, telephone intercom to main door, built in boiler cupboard housing the 'Intergas' boiler, loft access hatch, doors off to the bathroom and main living space.

Main Living Space Having two upvc double glazed windows, wall mounted radiator, built in cabinet and wardrobe unit.

Bathroom Having a upvc double glazed obscure window, white suite comprising a panelled bath with shower over, wc and pedestal sink, towel rail, wall mounted radiator, multiple wall mounted shelving units.

Fitted Kitchen Having a upvc double glazed window, wall mounted radiator, range of fitted base units and wall mounted storage cupboards, inset sink and mixer tap, overhead chrome 'CANDY' extractor hood.





Viewing Arrangements

To view this property please contact the selling agents Wright & Wright - Nuneaton on 02476 351455

Email: enquiries@wright-and-wright.com

Opening Hours Monday – Friday 9.00am – 5.30pm, Saturday 9.00am – 1.00pm

Website www.wright-and-wright.com

Purchase procedure It is essential to contact the office before applying for a mortgage or arranging for a survey on this or any other Wright & Wright - Nuneaton property, to confirm current availability

Note to Purchasers

These particulars were prepared in accordance with the Property Misdescriptions Act 1991. All room measurements are for guidance purposes only and are approximate. We have made every effort to ensure that these particulars are correct and reliable. None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact. Should you have any specific query or should any point be of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly should you be travelling some distance to view the property.

Services It is understood that all mains services are connected to the property. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Included Within This Transaction. Excluded unless referred to in the sales particulars. Fixtures, fittings, appliances, installations and services mentioned in these particulars have not been tested. Purchasers are advised to satisfy themselves as to their working order and condition. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note that wide angle photography may be used in certain instances, sometimes resulting in slight distortion.

Tenure It is understood that the property is Leasehold, although this will be confirmed in contract documentation.

Thinking of selling? We will be pleased to provide a
FREE VALUATION WITH ABSOLUTELY NO OBLIGATION