



47, Penny Hapenny Court, Atherstone, Warwickshire, CV9 2AA

HOWKINS &
HARRISON

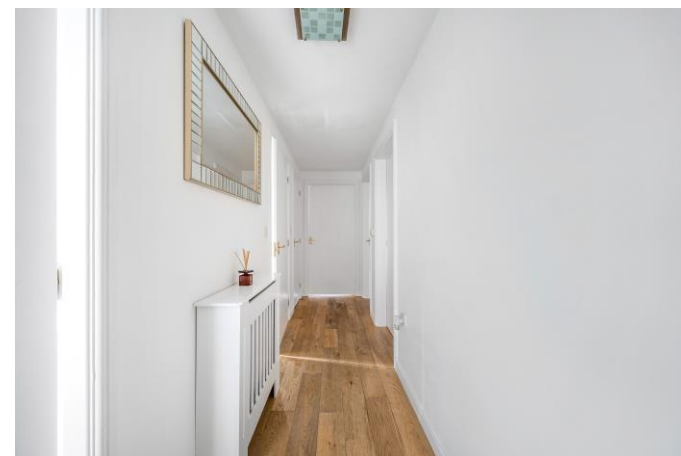
47, Penny Hapenny Court
Atherstone,
Warwickshire, CV9 2AA

Guide Price: £149,950

An exceptionally well presented two bedroom first floor apartment with a private balcony enjoying canal side views.

Located close to Atherstone town centre and within great proximity to major road networks, this delightful property boasts 577sqft of versatile accommodation, with entrance hall, kitchen with built in appliances, 15ft sitting room and main bedroom both opening onto the balcony, second bedroom/study with ample storage space and modern shower room.

A ready to move straight into apartment with parking available.



Location

Atherstone is a town and civil parish in the county of Warwickshire. Located in the far north of the county, Atherstone forms part of the border with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. There are main trainline stations at both Atherstone, Tamworth and Nuneaton with links to Birmingham New Street, London Euston and Nottingham. There is also a Midlands Service to London Euston from Atherstone every hour.

Tamworth - 10.3 miles

Market Bosworth - 8.7 miles

Nuneaton - 5.7 miles



Accommodation Details

Entry is via a communal entrance with entry phone system and staircase rising to the one level first floor apartment. The front door enters into a leading to entrance hall with built in cupboard and a door to the left leading into a newly re-fitted kitchen, comprising a range of eye level and base units with preparation surfaces and integrated appliances including a ceramic hob, extractor hood and oven. Off to the right is a bright and spacious sitting room with feature fireplace, large window and access to a private balcony with canalside views. Elsewhere are two bedrooms, the main bedroom has sliding doors opening onto the balcony and bedroom two, currently utilised as a study has a large walk in storage area and a window to the front elevation. Finally there is a modern fitted shower room with complimentary tiling.



Outside

Externally there is ample parking space on a first come first served basis.

Tenure & Possession

The property is leasehold with 976 years remaining.

Current charges 25/26

Ground Rent - £247.50 per annum

Service Charges £1164.76 per annum completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- First floor apartment with canal views
- Well presented ready to move into accommodation
- Entrance hall, modern kitchen and shower room
- Spacious sitting room with balcony access
- Main bedroom with patio door to outside
- Bedroom two/study
- Close to town centre amenities
- Viewing highly recommended



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to this property.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

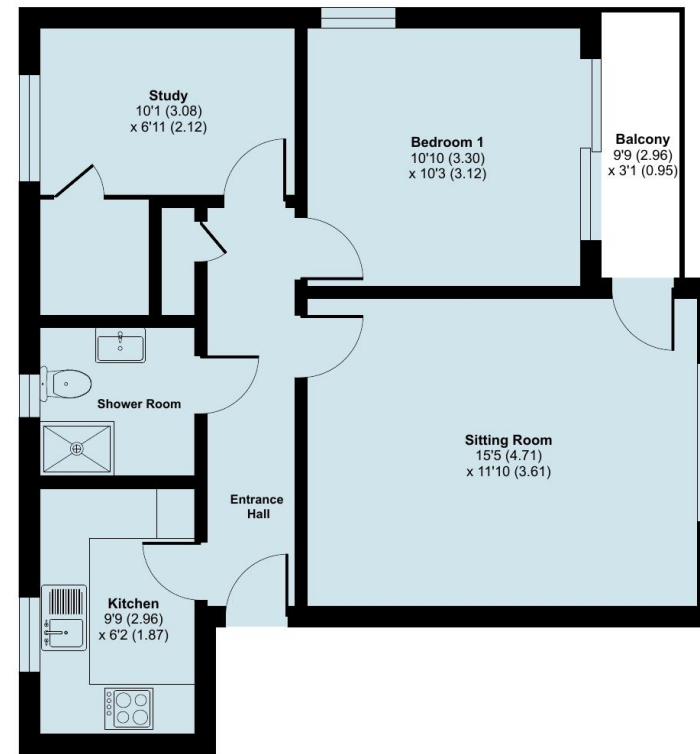
Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Penny Hapenny Court, Atherstone, CV9

Approximate Area = 577 sq ft / 53.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1347760

Howkins & Harrison

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