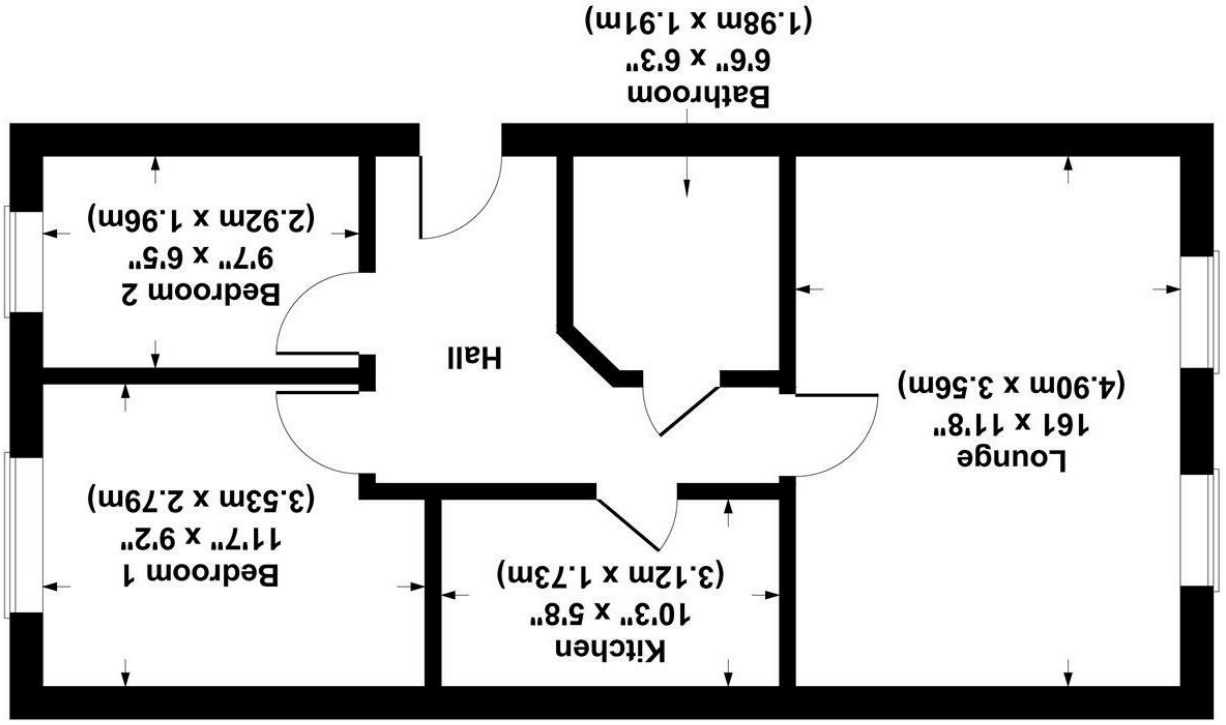


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024 For Illustrative Purposes Only.



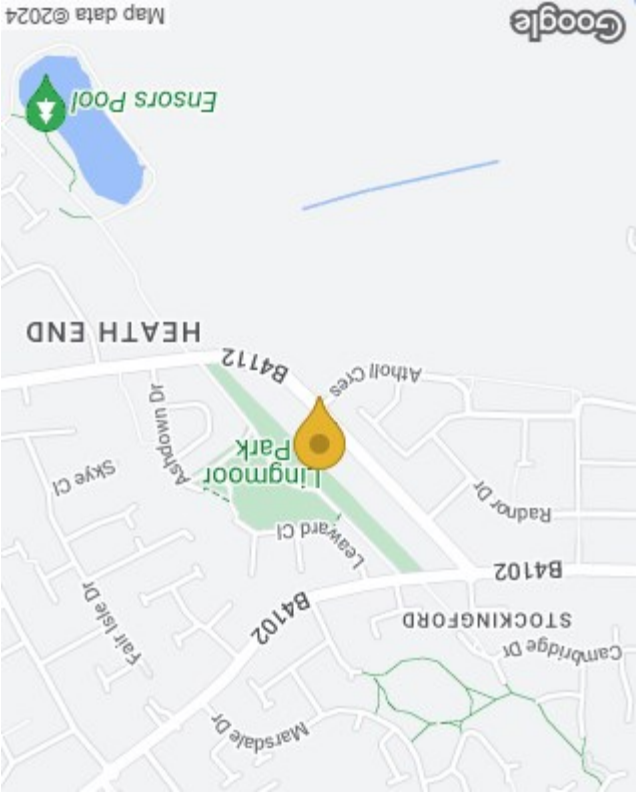
Floor Plan



Atholl Court
 Approximate Area = 555 sq ft / 51.5 sq m

Energy Efficiency Rating	
Current	Potential
80	80
Very energy efficient - lower running costs A (92 plus)	
Energy efficient - lower running costs B (81-91)	
Decent energy efficiency - lower running costs C (69-80)	
Average energy efficiency - lower running costs D (55-68)	
Poor energy efficiency - higher running costs E (39-54)	
Very poor energy efficiency - higher running costs F (21-38)	
Fails to meet minimum energy efficiency standards G (1-20)	

Energy Efficiency Graph



Area Map



Atholl Court Heath End Road
 Nuneaton, CV10 7HA

£120,000



Atholl Court Heath End Road
Nuneaton, CV10 7HA

****CLOSE TO GEORGE ELIOT
HOSPITAL**GROUND FLOOR****

Carter's Realty proudly presents this inviting ground floor two-bedroom flat, purpose-built to offer comfort and convenience, situated in an enviable location close to the George Eliot Hospital, local amenities, and the A444 providing easy access to the Midlands.

Upon arrival, a secure intercom-linked door grants access to a communal hallway, leading to the entrance of the flat. Stepping inside, you're greeted by a welcoming hallway branching off to all rooms. The front of the flat hosts a spacious lounge/diner, providing a cozy retreat for relaxation and entertaining. The adjacent kitchen boasts modern fittings and offers a functional space for culinary endeavors. Completing the accommodation are two well-appointed bedrooms and a bathroom featuring a modern white suite.

With its ground floor status and proximity to the hospital, this flat presents an attractive option for a wide range of prospective buyers. Early viewings are strongly advised to fully appreciate the convenience and comfort this property has to offer.

The property is leasehold with a



long lease period left of 106 years. The ground rent is approx. £200 per year and the service charge is approx. £90 per month. This information requires verification by your legal representative.

Draft

Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.