



18 Vernons Mews, Black-A-Tree Road, Nuneaton, CV10 8DZ  
£125,000

cartwright  
hands



# 18 Vernons Mews, Black-A-Tree Road

Nuneaton

- First Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom
- Off Road Parking
- Leasehold 176 years remaining
- EPC B (83)
- Council Tax Band A Nuneaton & Bedworth
- We believe all mains services are connected to the property (not tested) EXCEPT FOR GAS.

This spacious light and airy first floor flat is a corner flat with dual aspect outlook, spacious open plan lounge and kitchen, two bedrooms and bathroom, externally there is off road parking, the property is offered with no onward chain.





**Entrance Hall**

Door to front, door to lounge, bedrooms and bathroom, built in cupboards.

**Open Plan Lounge**

Double glazed windows to front & side, open plan to kitchen, electric heater.

**Kitchen**

Double glazed windows to front, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, integrated oven and hob, space for fridge/freezer.

**Bedroom 1**

Double glazed window to side, electric heater.

**Bedroom 2**

Double glazed window to side, electric heater.

**Bathroom**

Panelled bath with mixer shower, low level Wc, wash hand basin.

**Parking**

There is off road parking the rear of the property.

**Tenure**

199 year lease from 29th September 2003. 176 years remaining. (This must be confirmed with solicitors) Service charge £1020 per annum, however this will probably be increased in July 2025. (This must be confirmed with solicitors) Ground Rent Peppercorn (This must be confirmed with solicitors) PLEASE

NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.



## First Floor Flat

Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 64.3 sq. metres (691.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

The logo for Cartwright Hands is located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.