



6 Alec Stewart House, Hilditch Way, Nuneaton, CV11 4LW
£220,000

cartwright
hands

6 Alec Stewart House Hilditch Way

Nuneaton

- Second Floor Apartment
- Two Bedrooms
- Lounge/diner
- Fitted Kitchen
- Bathroom
- En Suite Shower Room
- Large Balcony
- Leasehold
- EPC C (76)
- Council Tax Band B

This very well presented second floor two bedroom apartment is situated in a sought after development and is within easy reach of the local shops and amenities as well as easy access to the city centre. The accommodation features: entrance hall, lounge/diner, fitted kitchen, master bedroom with en-suite shower room, bathroom, large balcony with pleasant views over the green.



Accommodation Comprises

On the ground floor

Entrance Hall

Door to communal hallway, door to living room.

Lounge/Dining Room

Double glazed sliding doors to balcony, TV point, radiator.

Kitchen

Double glazed windows to rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated fridge/freezer, integrated electric oven and hob with cooker hood, integrated washing machine and dish washer.

Bedroom One

Sliding double glazed doors to balcony, TV point, radiator, door to En-Suite shower room.

En-Suite Shower Room

Shower cubicle with mains shower, low level WC, wash hand basin, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to rear, paneled bath with mains shower, low level WC, wash hand basin, radiator.

Balcony

Large balcony with pleasant views over the green.

Parking

Residents only parking spaces to the front of the building.

Tenure

The property is leasehold - 125 year lease from 1st January 2004 with 104 years remaining. Service Charge £115.00 per month Ground Rent £100.00 per annum. 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, SERVICE CHARGES ETC VIA YOUR SOLICITOR.

Services

We believe all mains services are connected to the property (not tested)



Top Floor Apartment

Approx. 73.9 sq. metres (795.2 sq. feet)



Total area: approx. 73.9 sq. metres (795.2 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 Note

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. 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.



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