



wards
Residential

Flat 3, 42 Silken Court, Nuneaton, CV11 5NN
Offers over £105,000

Leasehold. A well presented, spacious one bedroom ground floor apartment situated in a desirable location in Nuneaton. The property is within easy walking distance of the wide range of amenities within Nuneaton town centre and also local bus & rail routes. The accommodation briefly comprises; Entrance Hall, Lounge/Diner, Kitchen, Bedroom, Bathroom and nominated car parking space. UPVC double glazing and gas central heating.

Entrance Hall

1.32 x 1.18 Metres

Access to the apartment is via an intercom system.

Kitchen

3.57 x 2.3 Metres

Fitted with a good range of wood-effect base and wall units, with quartz effect working surfaces over, and a one and a half stainless steel sink and drainer. There are a range of integrated appliances including an Ariston single oven with hob and an extractor over. Plumbing for a washing machine and vinyl flooring. UPVC window to the side elevation, Worcester boiler and one radiator.

Lounge/Diner

4.82 x 3.62 Metres

Benefitting from two UPVC windows to the side elevation which provides excellent natural light to the room. With an electric fireplace, TV aerial point and two radiators.

Bedroom

3.51 x 3.25 Metres

With UPVC window to the side elevation, built in double wardrobe and one radiator.

Bathroom

3.07 x 2.02 Metres

Four piece white fitted suite comprising a low level WC, wash hand basin, shower cubicle and a bath with bidet attachment. There is white ceramic wall tiling around the bath and vinyl flooring. The bathroom benefits from an extractor fan and UPVC window to the side elevation.



Outside

The property is located within the sought after Silken Court development on the fringe of Nuneaton town centre. The property benefits from a nominated car parking space in the communal car park.

Leasehold Information

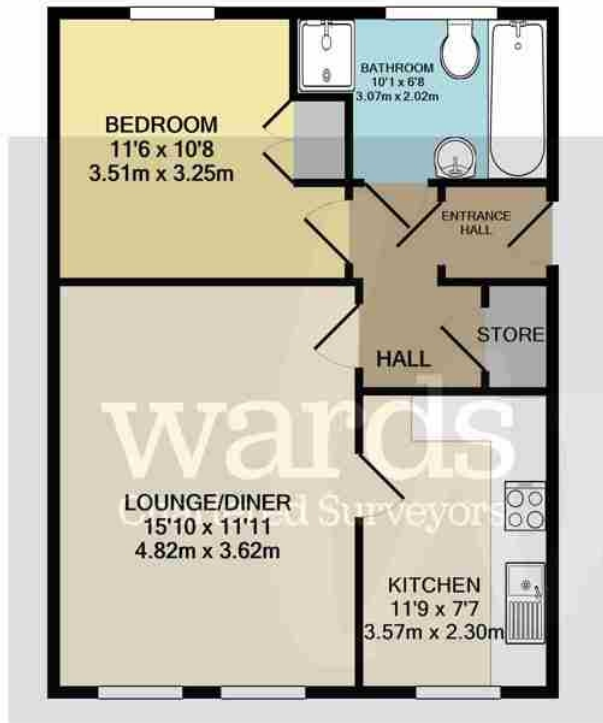
The property is held leasehold and we are advised the lease is for 125 years from 21 June 2002. The ground rent is £75 per annum and service charge is invoiced bi-annually in April and October and was last £676 per half year.

EPC Rating - C(75)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property





TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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