



**Heathside, Heath End Road, Stockingford, CV10
7BF
£125,000**



* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer this modern three bedroom second floor apartment within walking distance of George Eliot hospital close by to A444 commuting links. The property benefits from double glazing and gas central heating throughout, the property offers spacious and well planned accommodation throughout which in brief comprises secure communal entry, entrance hall, open plan lounge/diner and kitchen, three bedrooms, master having en-suite facilities, and bathroom. Outside there is two secure allocated parking spaces to the rear aspect. An internal inspection is highly recommended to appreciate the accommodation on offer. To arrange your viewing please contact us today. EPC C



Hall

With entrance door, radiator, burglar Alarm control panel, access to loft and doors off to various rooms.

Living area/ kitchen 21'3" x 18'11"

Fitted kitchen with a matching range of units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap and tiled surround, space for fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over vinyl flooring. To the living area there is a double glazed window to front, two radiators, telephone point, TV point, intercom, entry phone, double glazed french double doors through to Juliet balcony.

Bedroom 16'2" x 9'3"

Double glazed window to rear, built-in double wardrobe with full-length mirror folding door, hanging rail and overhead storage, radiator and TV point.

En-suite

Fitted with three piece comprising pedestal wash hand basin with mixer tap and tiled splashbacks, tiled shower cubicle with fitted shower and folding glass screen and low-level WC and radiator.

Bedroom 10'5" x 7'0"

Double glazed window to rear, radiator, TV point.

Bedroom 11'10" x 6'4"

Double glazed window to rear, built-in wardrobe with full-length mirror folding door, hanging rail and overhead storage, radiator and TV point.

Bathroom

Fitted with three piece comprising of panelled bath with shower hand attachment off taps and curtain rail, pedestal wash hand basin with taps and tiled splashbacks, low level WC, extractor fan, radiator.

Outside

To the rear of the property there is one allocated parking spaces.

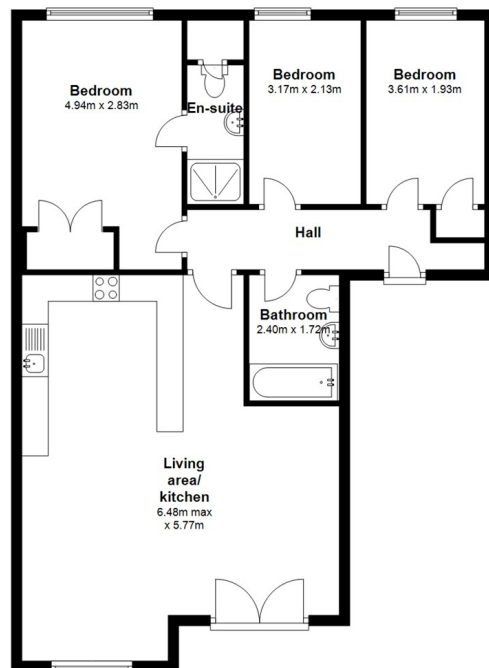
Leasehold Information

It is believed there are 111 years remaining on the lease, a ground rent charge of £62.00 twice per year and a service charge of £485.00 twice per year which shall need to be verified via the solicitors.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

