



**14b Heathside Heath End Road, Stockingford,  
Nuneaton, CV10 7BF**  
£120,000



\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to offer for sale this well presented two bedroom top floor apartment, benefiting from double glazing and gas central heating within walking distance to George Eliot Hospital. The property offers spacious and well planned accommodation throughout which in brief comprises of an entrance hall, open plan lounge/diner and kitchen, two bedrooms with the master having en-suite and bathroom. Outside there is one secure allocated parking space to the rear aspect. Offered with no upward chain and viewings are strictly via the agent. EPC C





**Entrance Hall**

Having entrance door, radiator, central heating thermostat, Burglar Alarm control panel, access to loft and doors off to various rooms.

**Lounge/dining/kitchen 21'1" x 21'0"**

Lounge area having TV point, telephone point, two double glazed windows and video entry intercom phone. The kitchen area is fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, space for fridge/freezer, plumbing for washing machine and dishwasher, built-in gas hob with pull out extractor hood over, skylight and laminate flooring.

**Bedroom 14'8" x 13'3"**

Double glazed window to front, radiator, telephone point, TV point and storage to the eaves.

**En-suite Shower Room**

Fitted with three piece suite with tiled shower cubicle, pedestal wash hand basin with taps and tiled splashbacks and low-level WC, skylight, radiator and laminate flooring.

**Bedroom 13'5" x 10'2"**

Double glazed window to front, fitted fitted double with full-length mirrored doors, hanging rails and overhead storage, radiator and TV point.

**Bathroom**

Fitted with three piece suite with panelled bath with shower hand shower attachment off, taps and curtain rail, pedestal wash hand basin with taps and low-level WC, tiled splashbacks, radiator and vinyl flooring.

**Outside**

To the rear of the property is an allocated number parking space entered via a secure electric gate for residents.

**Leasehold**

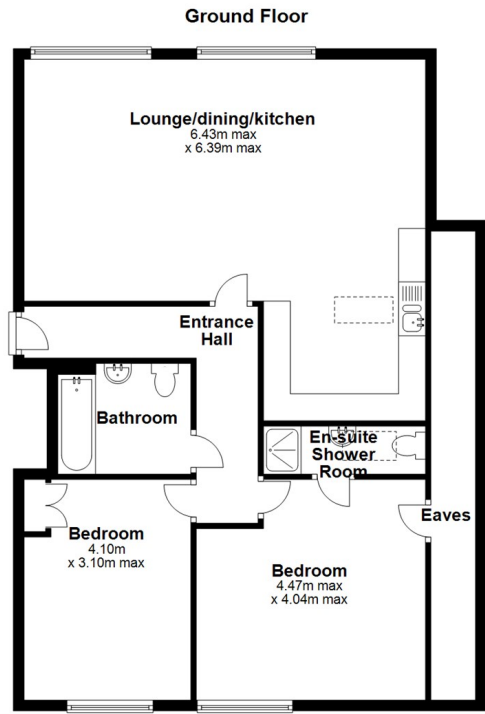
We are advised there are approximately 107 years remaining on the lease with a ground rent charge of £62 payable every 6 months and a service charge of £485 also payable every 6 months. Both the lease length and both charges are subject to solicitor verification.

**Council Tax**

Nuneaton & Bedworth Borough Council - Band B

**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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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