



**22 The Nook, Attleborough, Nuneaton, CV11
4LG
£119,950**



* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer for sale this second floor two bedroom apartment at The Nook, Attleborough, Nuneaton. Close to local shops and further amenities. Having electric heating and double glazing throughout, this property requires some modernisation and would make an excellent purchase. In brief the apartment comprises of an entrance hall, lounge/dining room with balcony overlooking the communal gardens and fitted kitchen, there is a further inner hall with two double bedrooms and a recently fitted shower room. There is also a garage and allocated parking. Offered with no upward chain and viewings strictly via the agent. EPC E



Entrance Hall

Entrance via front door, fitted carpet, door to:

Lounge/Dining Room 21'8" x 9'10"

With double glazed sliding door to balcony which over looks the communal gardens to rear, electric radiator and fitted carpet.

Kitchen 7'10" x 9'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, taps over and tiled splashbacks, space for fridge/freezer and cooker, plumbing for washing machine, double glazed window to front, electric radiator and vinyl flooring.

Inner Hallway

Storage cupboard with immersion heater, fitted carpet and doors off to various rooms.

Bedroom 11'10" x 10'10"

Double glazed window to front, fitted wardrobes, electric radiator and fitted carpet.

Bedroom 10'10" x 10'10"

Double glazed window to rear, electric radiator and fitted carpet.

Shower Room 6'7" x 7'3"

With shower cubicle with glass screen, wash hand basin with storage under and mixer tap, low-level WC, extractor fan, tiled splashback, obscure double glazed window to side and fitted carpet.

Outside

With allocated parking in front of garage.

Garage

With up and over door.

Tenure

Leasehold - There is believed to be 979 years left remaining on the lease with a combined service and maintenance charge of £100.00 per month, all subject to verification via the solicitors.

Council Tax

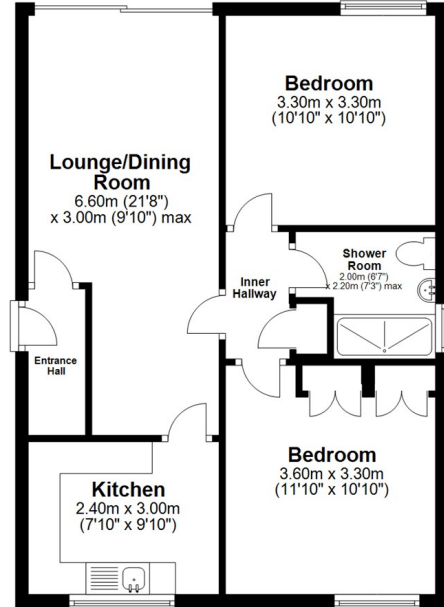
Nuneaton & Bedworth Borough Council - Band A

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

Approx. 58.2 sq. metres (626.9 sq. feet)



Total area: approx. 58.2 sq. metres (626.9 sq. feet)

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	



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