



## Pickering Lodge, Chapel End Nuneaton CV10 0QE Asking Price £115,000

Pointons Estate Agents welcome you to Pickering Lodge, a charming apartment located on Coleshill Road in the delightful Chapel End area. This second-floor apartment boasts a modern design, offering a cosy retreat for its future owners.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The property features two comfortable bedrooms, ideal for a small family, a couple, or even as a home office for those working remotely.

The apartment includes a well-maintained bathroom, ensuring convenience and privacy for all residents. Built around 20 years ago by the reputable A R Cartwright, this property exudes quality craftsmanship and attention to detail.

One of the perks of this apartment is the parking space available for one vehicle, providing ease and security for those with a car. Additionally, the property is offered with no chain, streamlining the buying process for potential homeowners.

Don't miss the opportunity to own this lovely apartment in a sought-after location. Whether you're looking for a cozy home or a sound investment, Pickering Lodge offers the perfect blend of comfort and convenience. Contact us today to arrange a viewing and make this apartment your new sanctuary in Chapel End.





**Entrance**

Via communal hall with stairs leading to the apartment entrance door into

**Entrance Hall**

Double radiator, central heating thermostat, intercom entry phone, access to loft space, door to Storage cupboard, doors to:

**Lounge**

11'7" x 16'3" (3.52m x 4.96m)

Double glazed window to rear, radiator, TV point, opening to:

**Fitted Kitchen**

5'4" x 11'1" (1.62m x 3.39m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring hob with pull out extractor hood over, concealed combination boiler serving heating system and domestic hot water.

**Bedroom**

11'7" x 16'1" (3.52m x 4.89m)

Double glazed window to rear, double radiator.

**Bedroom**

9'11" x 11'3" (3.02m x 3.44m)

Double glazed window to side, double radiator.

**Bathroom**

Fitted with two piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point and light, ceramic tiled flooring.

**Outside**

To the rear of the property is an allocated parking space accessed by roller-shutter door

**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers

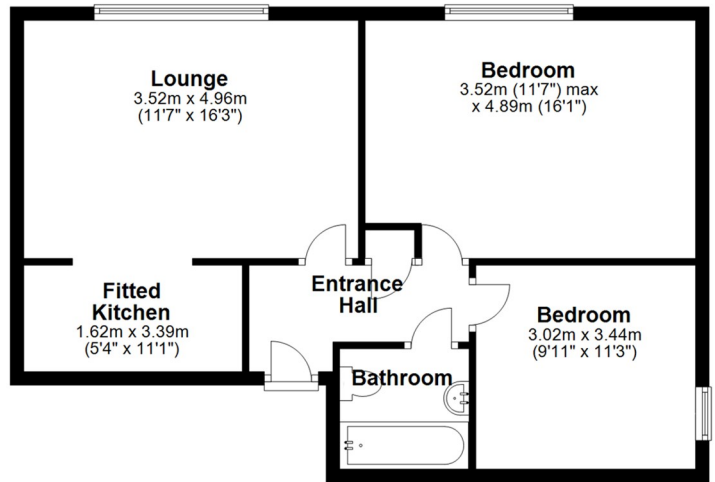
should ensure the working order and general condition of any such items.

**Leasehold Information**

This property is leasehold with approximately 84 years remaining. The ground rent is approximately £200 per year. The maintenance charge is £525 every half year and covers building insurance, communal electricity, communal entrance, general maintenance to the outside areas.

**Ground Floor**

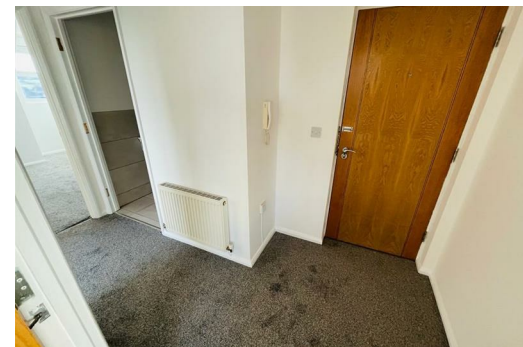
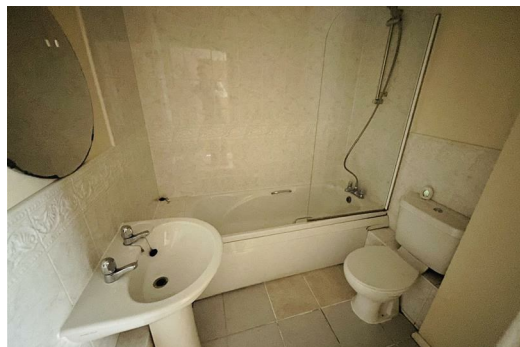
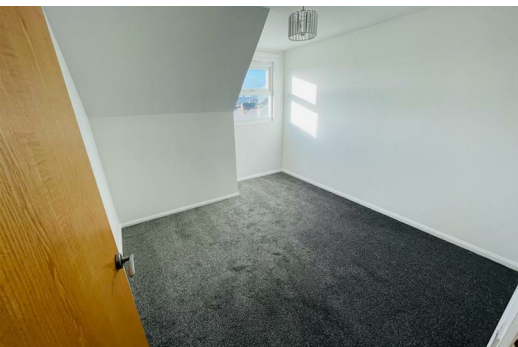
Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 60.6 sq. metres (652.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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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