



Silken Court, Nuneaton, CV11 5NN

Offers Over £95,000



NO CHAIN Pointons Estate Agents are pleased to present this property on Silken Court in Nuneaton! This charming apartment, built in 2002, offers a fantastic opportunity for those looking to invest in their first property or expand their buy-to-let portfolio. Situated on the second floor, this property boasts 1 reception room, 2 bedrooms, and 1 bathroom.

Conveniently located close to the town centre, this apartment provides easy access to all amenities, making daily errands a breeze. With parking available for one vehicle, you won't have to worry about finding a spot after a long day out.

While the property requires some modernising, this presents an exciting chance to put your personal touch on the space and truly make it your own. The absence of a chain means a smoother and quicker process for potential buyers.

PUBLIC NOTICE
Flat 7, 42, Silken Court Nuneaton, CV11 5NN

We are acting in the sale of the above property and have received an offer of



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Entrance Hall

With entrance door, wooden laminate flooring, intercom entry phone and door through to further hallway.

Hall

With radiator, wooden laminate flooring, central heating thermostat with smoke detector, access loft and door off to various rooms.

Lounge/Diner 13'11" x 10'11"

With two double glazed windows, feature electric heater, two radiators, wooden laminate flooring, telephone point, TV point and door leading to kitchen.

Kitchen 5'10" x 10'11"

Fitted with a matching range of base and eye level units with worktop space, 1+1/2 bowl stainless steel sink unit with single drainer, stainless steel swan neck over, tiled splashback, plumbing and space for domestic appliances, built-in gas fan assisted oven, flush fitted four ring gas hob, double glazed window to rear, radiator, vinyl flooring and wall mounted combination boiler serving hot water and heating systems.

Bathroom

Fitted with four piece suite comprising bath with twin handgrips and taps over, pedestal wash hand basin with mixer tap over and tiled splashbacks and mirror, tiled shower cubicle with fitted electric power shower and low-level WC, radiator, vinyl flooring.

Storage Cupboard

Storage cupboard, radiator.

Storage cupboard

Bedroom 6'11" x 10'11"

With double glazed window and radiator.

Bedroom 13'4" x 9'8"

With double glazed window, fitted wardrobes with hanging rail, overhead storage and radiator.

Outside

To the rear of the property is an allocated parking space and communal bin collection area.

Tenure

Leasehold - 103 years remaining
£75 per annum ground rent
£1332.58 per annum service charge

All to be verified by your solicitors

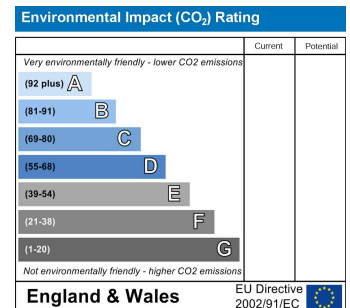
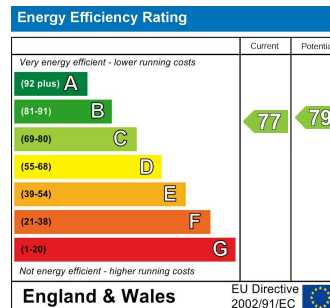
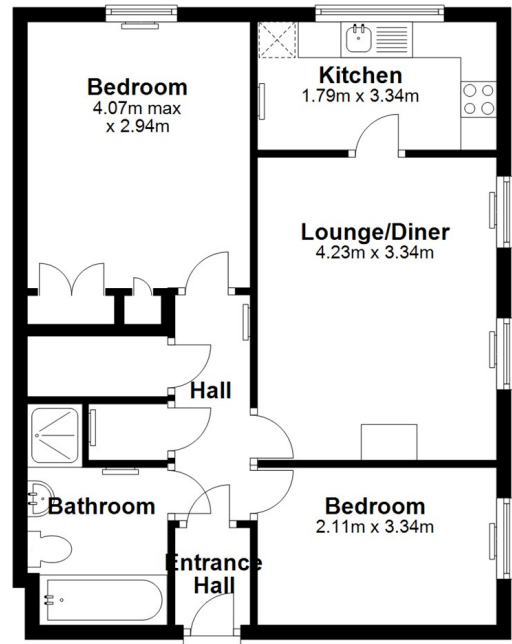
Council Tax

Nuneaton & Bedworth Borough Council - 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



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