



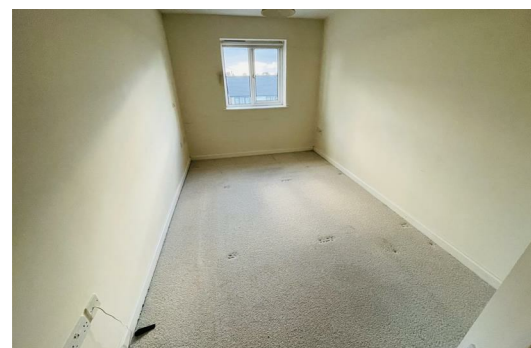
## Flat 9 Aspects Gate, Nuneaton CV11 6DY Asking Price £165,000

Welcome to this charming apartment located in the desirable area of St. Nicolas Park Drive, Nuneaton. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day, one of which includes an en-suite shower room, the property ensures that morning routines are hassle-free and convenient.

The layout of the apartment is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout. The modern kitchen is equipped to meet all your culinary needs, making it a joy to prepare meals.

Additionally, the property includes parking for one vehicle, providing added convenience for residents. Situated in a well-regarded area, you will benefit from local amenities, parks, and excellent transport links, making it easy to explore the surrounding region. This apartment is a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a vibrant community.





### Entrance

Via communal door with lift rising to landing and entrance to

### Entrance Hall

Under floor heating, access to loft, doors to:

### Storage cupboard

Housing, hot water cylinder.

### Master Bedroom

14'0" x 8'10" (4.26m x 2.69m)

Double glazed window to rear, under floor heating, door to:

### En-suite Shower Room

Three piece suite comprising shower cubicle, pedestal wash hand basin, low-level WC and extractor fan, shaver point and light tiled splashback, under floor heating.

### Bedroom

13'11" x 6'9" (4.25m x 2.05m)

Double glazed window to rear, under floor heating.

### Bathroom

Fitted with three piece comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point and light, under floor heating with sunken ceiling spotlights.

### Lounge

19'9" x 10'10" (6.01m x 3.30m)

Double glazed bay window to rear, double glazed window to side, telephone point, TV point, opening to:

### Fitted Kitchen

5'8" x 9'3" (1.73m x 2.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and washing machine, fitted fan assisted oven, four ring hob with extractor hood over, double glazed window to side, ceramic tiled flooring with sunken ceiling spotlights.

### Outside

There is a garden and electrical sliding gates to the on-site parking facility where allocated parking is situated.

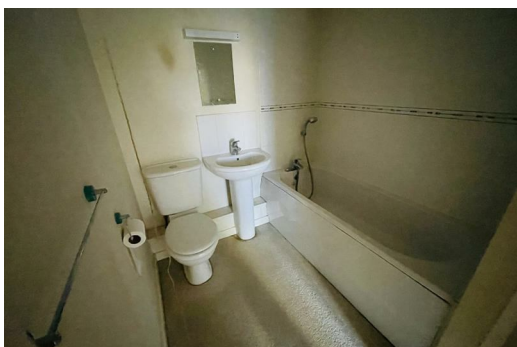
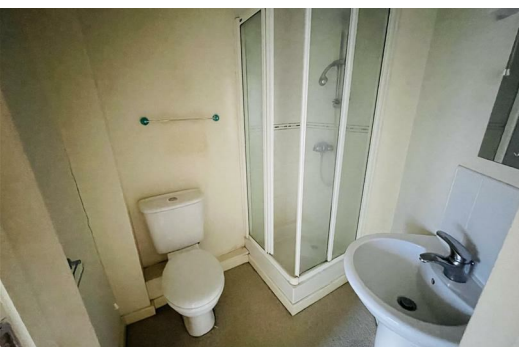
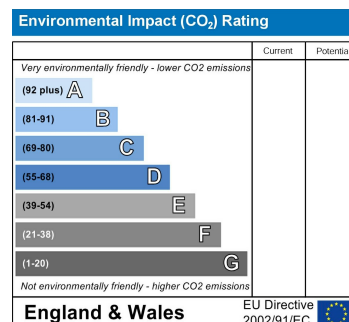
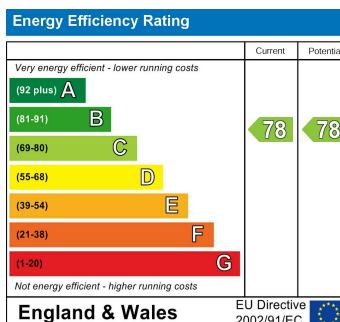
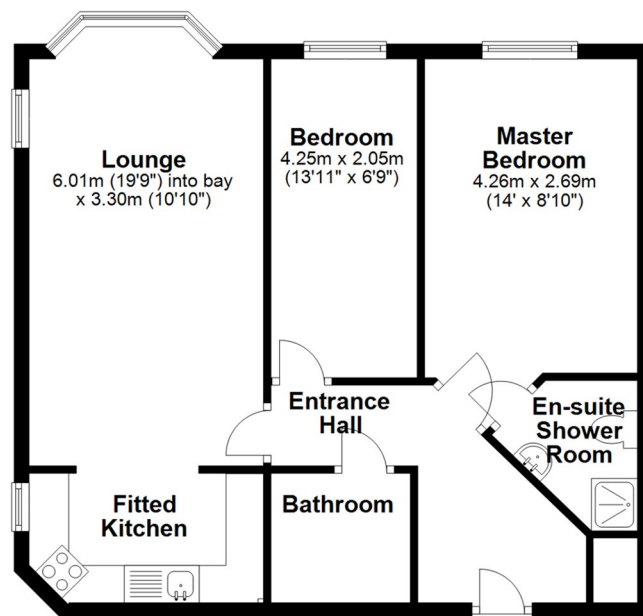
### General

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. Council tax is band B payable to Nuneaton and Bedworth Borough Council

### Tenure

The property is LEASHOLD and was built in 2004 with a 125 years term of lease. The current maintenance cost is £90 approximately per month which contributes for the communal power to electric gates, lighting and lifts, the up-keep of the communal grounds, internal hallways and cleaning. The buildings insurance is included in the maintenance cost.

**Ground Floor**



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers

**NUNEATON**

CV11 4AL

**024 7637 3300**

nuneaton@pointons-group.com

109 New Union Street

**COVENTRY**

CV1 2NT

**024 7663 3221**

coventry@pointons-group.com

74 Long Street

**ATHERSTONE**

CV9 1AU

**01827 711911**

atherstone@pointons-group.com

