



Clarkson Close, Warwickshire CV11 4BA £130,000

Pointons Estate Agents are pleased to offer this second-floor flat located on Clarkson Close in Nuneaton. This delightful property, built in 2006, offers comfortable living space making it an ideal choice for first-time buyers or those looking to invest in a buy-to-let opportunity.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. There are two inviting bedrooms, providing ample space for rest and privacy. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this property is the allocated parking space, which is a valuable asset in this bustling area. The flat is leasehold, offering a straightforward ownership experience.

Situated close to the town centre and local amenities, residents will enjoy easy access to shops, restaurants, and public transport links, making daily life both convenient and enjoyable. This property presents a wonderful opportunity to embrace modern living in a vibrant community.

Whether you are looking to make your first step onto the property ladder or seeking a reliable investment, this flat on Clarkson Close is certainly worth considering. Don't miss the chance to view this lovely home.



Entrance Hall

Entry via secure intercom system & communal hall, having entrance door, radiator, fitted carpet, double door to storage cupboard,

Bedroom

9'9" x 10'10" (2.97m x 3.29m)

Window to rear, radiator, fitted carpet & fitted wardrobe having hanging rail & overhead storage.

Bedroom

9'9" x 6'7" (2.97m x 2.00m)

Window to rear, radiator, fitted carpet.

Bathroom

Fitted with three piece suite with panelled bath with shower over, taps and curtain rail, wash hand basin with taps and low-level WC, radiator, extractor fan, shaver point, vinyl flooring.

Lounge

13'0" x 9'9" (3.97m x 2.97m)

Window to rear, double radiator, fitted carpet, TV point & telephone point.

Kitchen

6'6" x 9'9" (1.98m x 2.97m)

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, stainless steel swan neck mixer tap and tiled surround, plumbing for washing machine, space for fridge and freezer with fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, window to side.

Tenure - Leasehold

We are advised there are approximately 106 years remaining on the lease with a ground rent of £150 per annum & a service charge of £1470 per annum all points are subject to solicitor verification.

Council Tax Band - A

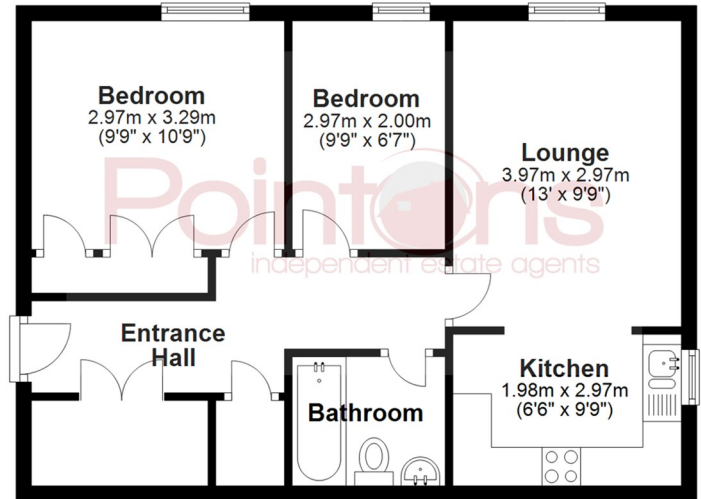
Nuneaton & Bedworth Borough Council - Tax Band A

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



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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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