



**Heath End Road, Stockingford
Nuneaton CV10 7BF
Offers Over £110,000**

* NO UPWARD CHAIN * Pointons Estate Agents are delighted to offer for sale this well presented two bedroom top floor apartment, benefiting from double glazing and gas central heating within walking distance to George Eliot Hospital. The property offers spacious and well planned accommodation throughout which in brief comprises of an entrance hall, open plan lounge/diner and kitchen, two bedrooms with the master having en-suite and bathroom. Outside there is one secure allocated parking space to the rear aspect. Offered with no upward chain and viewings are strictly via the agent. EPC C



Entrance Hall

Having entrance door, radiator, central heating thermostat, Burglar Alarm control panel, access to loft and doors off to various rooms.

Lounge/dining/kitchen

21'1" x 21'0" (6.43m x 6.39m)

Lounge area having TV point, telephone point, two double glazed windows and video entry intercom phone. The kitchen area is 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 and stainless steel swan neck mixer tap, space for fridge/freezer, plumbing for washing machine and dishwasher, built-in gas hob with pull out extractor hood over, skylight and laminate flooring.

Bedroom

14'8" x 13'3" (4.47m x 4.04m)

Double glazed window to front, radiator, telephone point, TV point and storage to the eaves.

En-suite Shower Room

Fitted with three piece suite with tiled shower cubicle, pedestal wash hand basin with taps and tiled splashbacks and low-level WC, skylight, radiator and laminate flooring.

Bedroom

13'5" x 10'2" (4.10m x 3.10m)

Double glazed window to front, fitted fitted double with full-length mirrored doors, hanging rails and overhead storage, radiator and TV point.

Bathroom

Fitted with three piece suite with panelled bath with shower hand shower attachment off, taps and curtain rail, pedestal wash hand basin with taps and low-level WC, tiled splashbacks, radiator and vinyl flooring.

Outside

To the rear of the property is an allocated number parking space entered via a secure electric gate for residents.

Leasehold

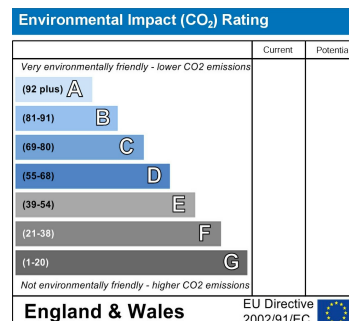
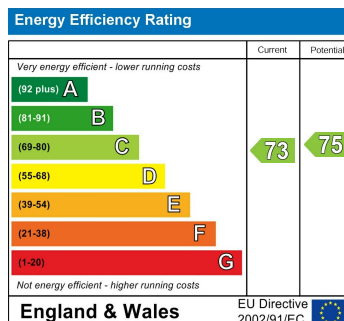
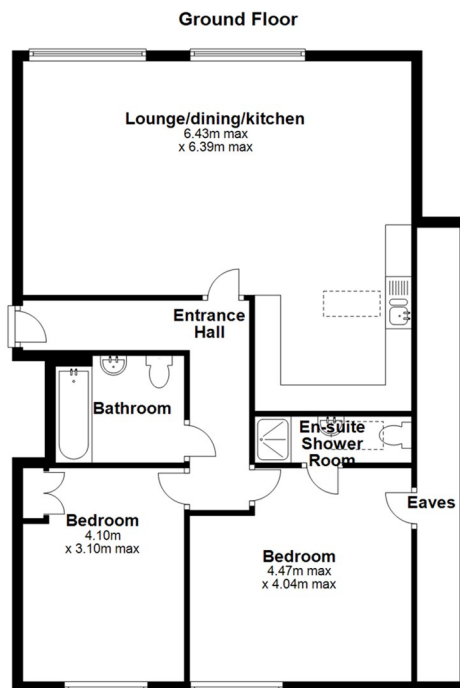
We are advised there are approximately 107 years remaining on the lease with a ground rent charge of £62 payable every 6 months and a service charge of £485 also payable every 6 months. Both the lease length and both charges are subject to solicitor verification.

Council Tax

Nuneaton & Bedworth Borough Council - Band B

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.



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