



**52 Hickory Close, Walsgrave
Coventry CV2 2NY
Offers Invited £120,000**

Pointon's are proud to bring to the market this lovely ground floor apartment, in a sought after and peaceful location of Walsgrave, close to many local amenities including the University Hospital. Perfect for first time buyers, downsizing or investors.

The property has a neutral interior design and benefits from easy access, a generous sized bedroom, spacious living room, well equipped kitchen and modern bathroom. Conveniently placed at the side of the apartment is a dedicated parking space. and access to the garage. Viewings highly recommended. EPC -tbc / Council tax band - A



Entrance Hall

3'7" x 17'7" (1.10m x 5.37m)

Entrance door, electric radiator, boiler cupboard, central heating thermostat, intercom entry phone, door to:

Living Room

14'10" x 11'11" (4.53m x 3.63m)

Double glazed window to front, electric radiator, internet cable telephone point, cable TV point, digital satellite points.

Kitchen

7'8" x 10'4" (2.34m x 3.16m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring electric hob with extractor hood over, window to rear.

Bedroom

10'9" x 10'2" (3.28m x 3.10m)

Double glazed window to front, electric radiator.

Bathroom

6'0" x 6'6" (1.83m x 1.98m)

Three piece suite comprising deep panelled bath with electric shower over, tiled surround and glass screen, pedestal wash hand basin and close coupled WC, heated towel rail, extractor fan, double glazed window to rear.

Garage

19'9" x 10'0" (6.02m x 3.06m)

Up and over door.

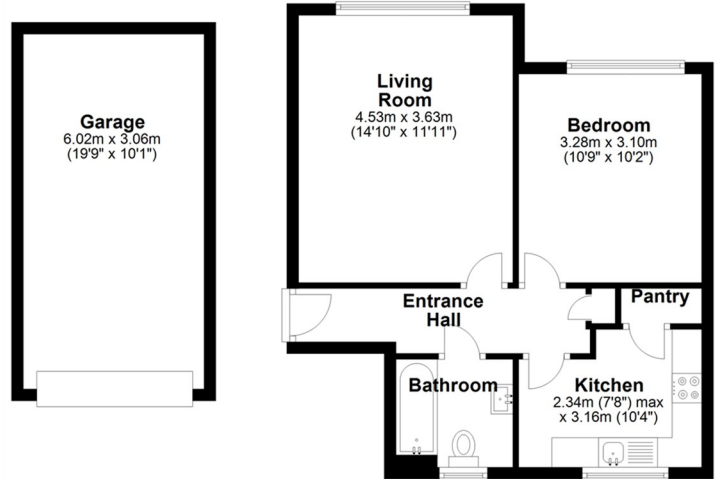
KEY INFORMATION

Tenure: Leasehold / Council Tax Band: A / EPC - tbc / Parking Arrangements: Allocated Parking Space
Lease Length: Approx 137 years remaining / Ground Rent: £250 PA / Service Charges: £1500 PA
Potential Rental Value: £800 PCM


*PLEASE NOTE THAT LEASE, GROUND RENT & OTHER CHARGES ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.


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
Approx. 63.4 sq. metres (682.9 sq. feet)



Total area: approx. 63.4 sq. metres (682.9 sq. feet)

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		

Disclaimer



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