



THE KEY TO YOUR NEXT MOVE

[www.keystateagents.com](http://www.keystateagents.com)

# For Sale

Tel: 024 7635 7645



**£79,950**



Flat 1 Manchester House 62 Church Road, Stockingford, Nuneaton CV10 8LD

E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com)

KEY ESTATE AGENTS

Website: [www.keystateagents.com](http://www.keystateagents.com)

\*\*\*Perfect for First Time Buyers looking to get on the property ladder\*\*\* This spacious ground floor 1 bedroom flat located on Church Road, Stockingford would make fantastic first purchase. The star of the flat is the huge Master Bedroom with super high ceilings and plenty of space for a double bed, wardrobes and storage. The living room is also spacious and nicely decorated with a set back cove as a feature of the room where a desk can be housed. The kitchen and bathroom are well appointed with all the white good such as, washing machine, cooker and fridge being included in the sale. The flat is close to local amenities and public transport routes making it a great location for anyone with or without a car, for those with a vehicle, there is a car park for resident's use at the rear of the building.

Tenure: Leasehold  
Council Tax Band: A  
EPC: C  
No Pets

### Entrance



### Living Room 10'10" x 14'5" (3.327 x 4.402)



A large, spacious living room with a recess space could fit a desk good for working from home.

### Kitchen 7'4" x 6'8" (2.248 x 2.048)



Well appointed kitchen with cooker, washing machine and fridge freestanding.

### Bathroom 6'6" x 7'4" max (1.994 x 2.253 max)



Well appointed bathroom with shower over the bath, basin and toilet.

### Master Bedroom 22'7" x 13'0" max (6.892 x 3.964 max)



Very large master bedroom with plenty of space for a double bed and lots of storage.

**Rental Yield**  
£600-£625 PCM

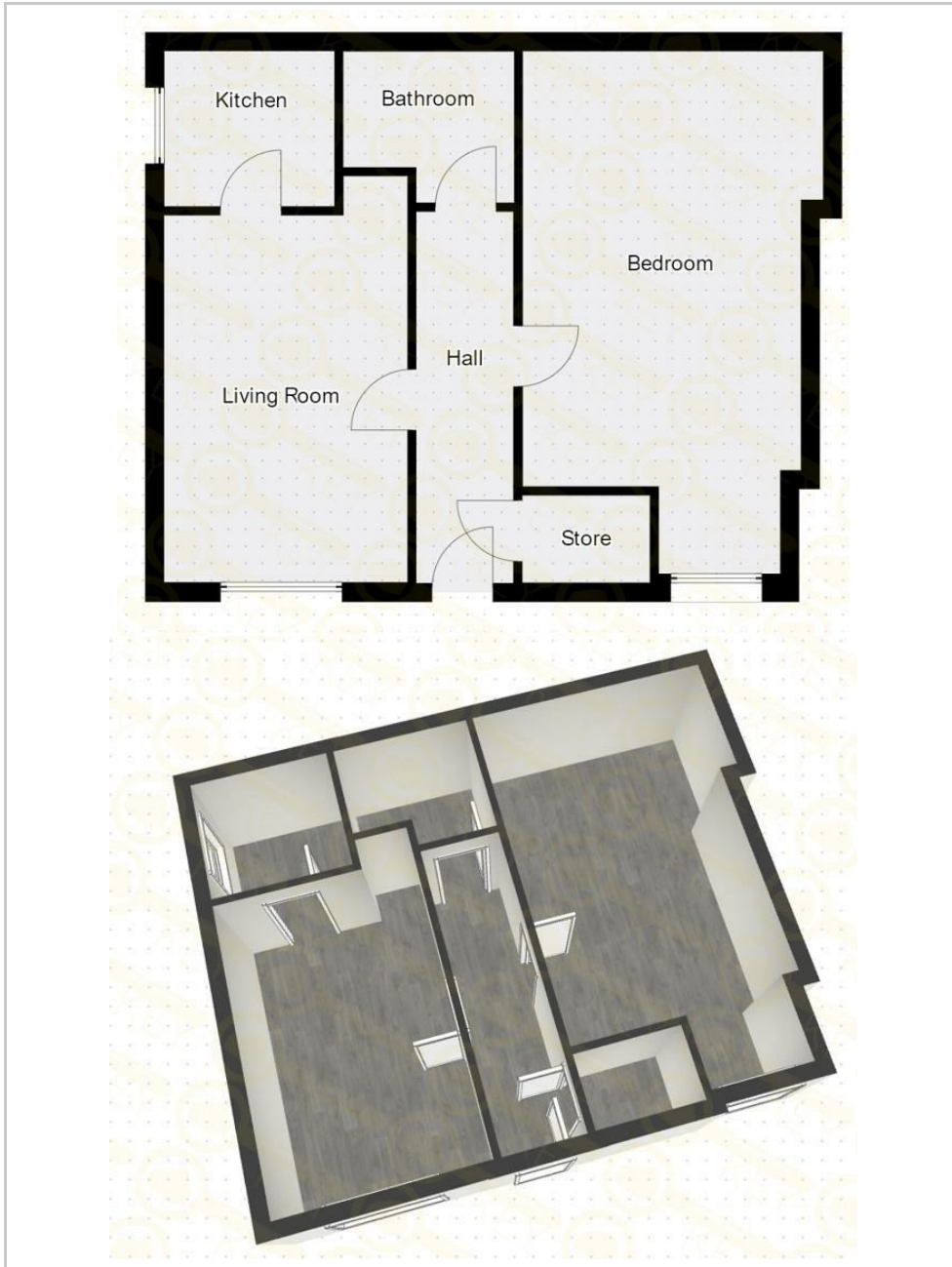
### Agents Notes

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents

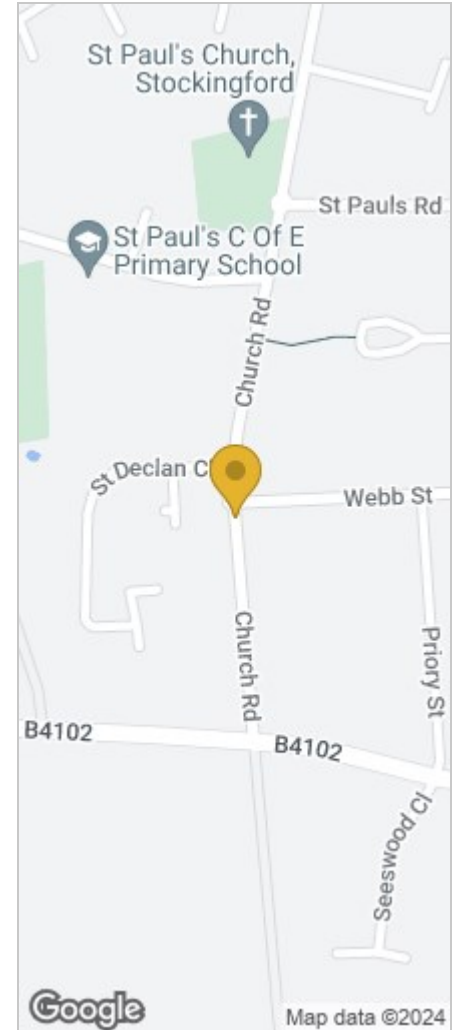


at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

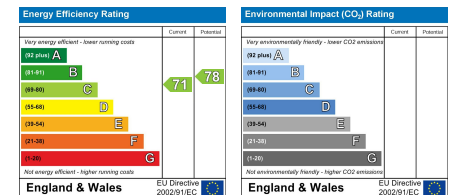
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**

**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**sales@keystateagents.com**



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645