



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£55,000



10 Sandringham Court Queen Elizabeth Road, Camp Hill, Nuneaton CV10 9AR

E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

Public Notice - 10 Sandringham Court, Queen Elizabeth Road

We are acting in the sale of the above property and have received an offer of £60,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

***** TO BE SOLD AS SEEN WITH NO ONWARD CHAIN ***** An ideal investment purchase, this one bed flat has great potential. In need of work, this property comprises bathroom, bedroom, kitchen, large living room and second reception room. Located in a purpose built block, managed by Nuneaton and Bedworth Borough Council, this flat has good access to public transport and commuter networks. Call today to book your viewing.

Tenure: Leasehold with 91 years remaining.

EPC Grade: C

Council Tax Band: A

Ground Rent: £10.00 annually

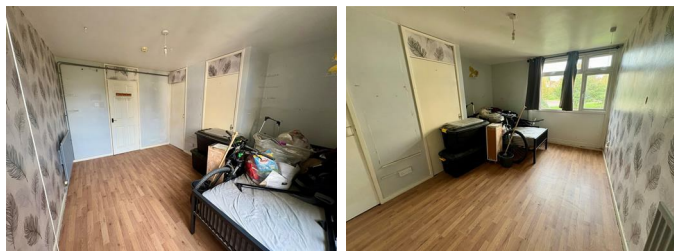
Service Charge: £611.88 annually

Entrance



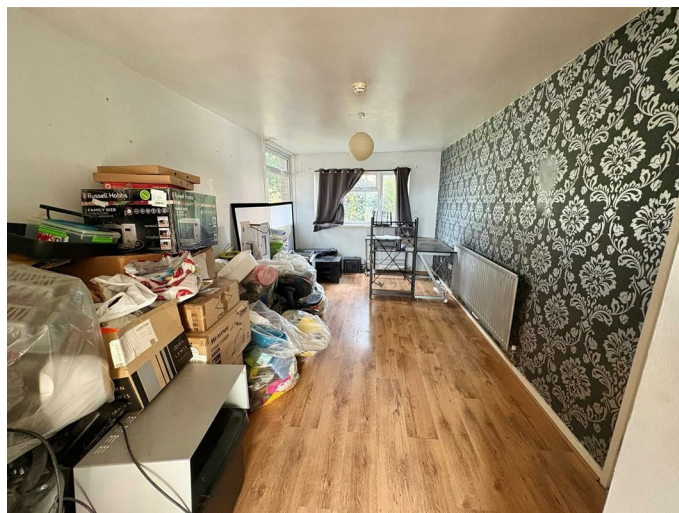
Enter via the communal hallway up to the first floor where you find the flat. Open into a good sized hallway.

Bedroom One 13'9" x 9'0" max (4.204 x 2.764 max)



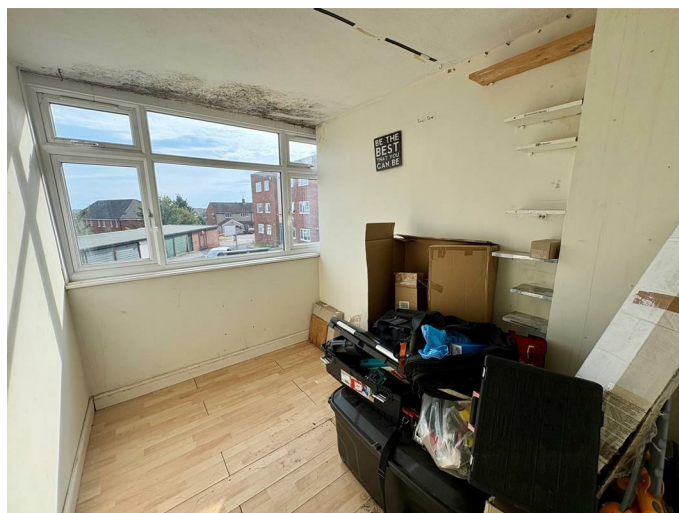
Large double bedroom with a sizeable window letting in ample amounts of light. Built in cupboards for storage.

Living Room 19'9" x 9'8" (6.025 x 2.949)



Spacious Living Room with dual aspect windows and door leading to second reception room.

Reception Room 9'5" x 9'6" (2.889 x 2.906)



Second Reception Room ideal for a home office.

Kitchen 11'6" x 8'3" (3.509 x 2.540)



Good sized kitchen with ample storage.

Bathroom 8'11" x 5'2" (2.721 x 1.586)



Bathroom suite with WC, Sink and bath with shower over.

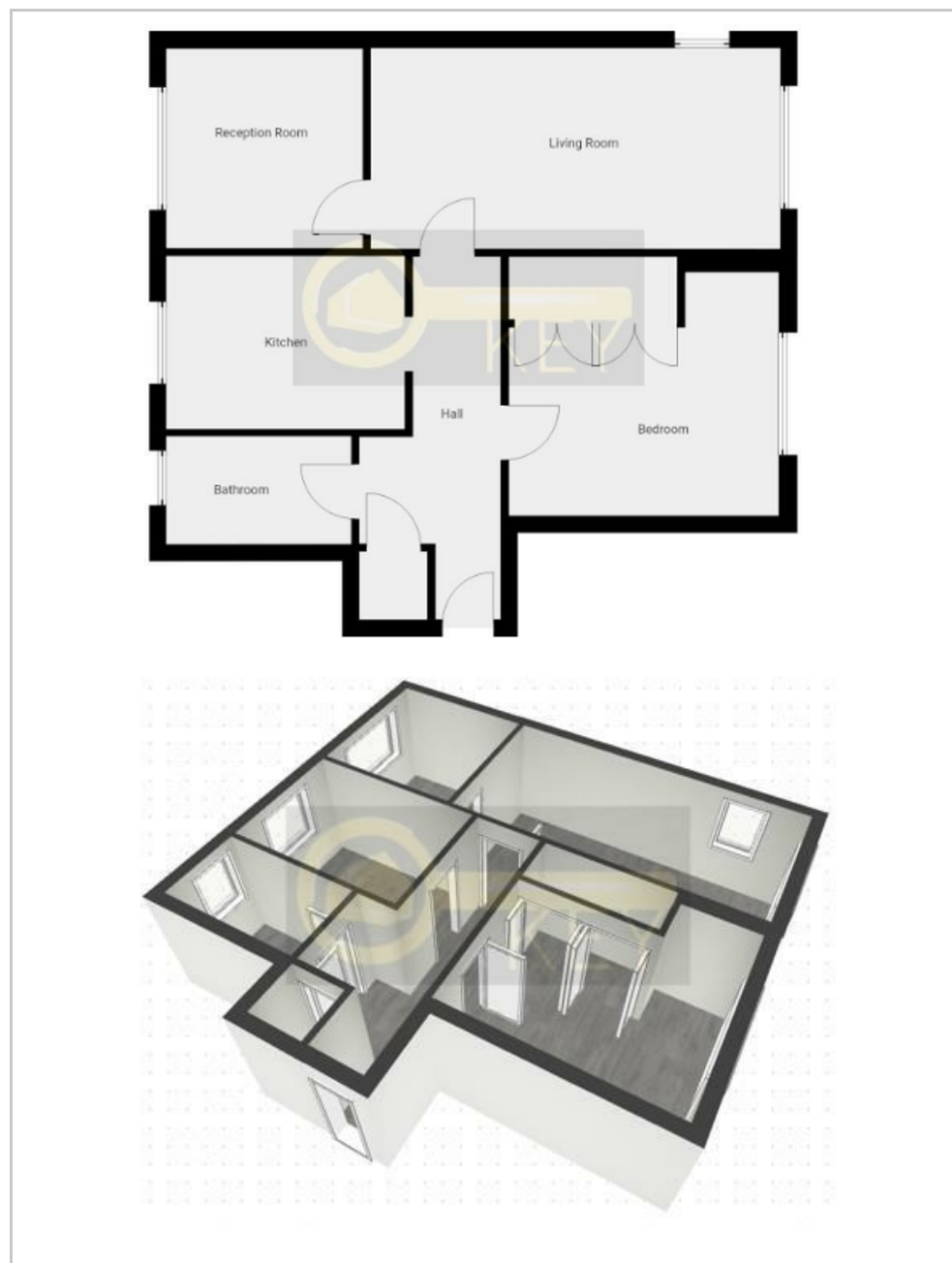
Rental Yield

£675-£700 PCM

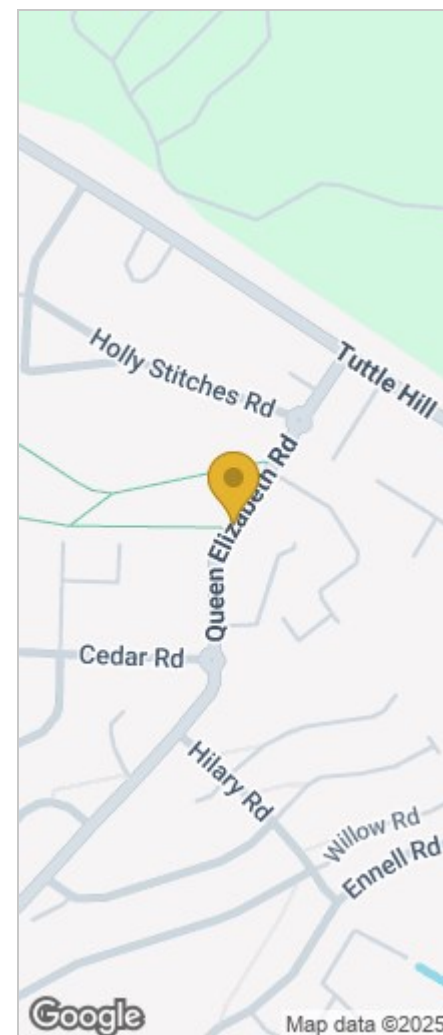
Agents Note

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.

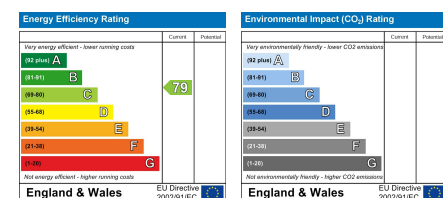
Floor Plan



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.

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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.



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