



- Maisonette Property
- Two Bedrooms
- Spacious Lounge/Dining Room

- Full Electric Heating & Double Glazing Throughout
- Allocated Off Road Parking
- Garage



024 7771 0780



www.up-estates.co.uk



enquiries@upestates.co.uk

Up Estates are pleased to bring to the market this fantastic, well-presented two Bedroom Maisonette located in Nuneaton and is within close proximity to Bermuda Park Train Station, local shops, hotels and amenities. This must-see property benefits from fitted wardrobes in Bedroom one, a spacious Lounge/Dining Room, electric heating and double glazing throughout, a well-sized Garage and off-road parking. In brief this property comprises of; Hallway, Bedroom One, Bedroom Two, Lounge/Dining Room, Kitchen and Bathroom. To the exterior is allocated parking in front of the Garage. The Service Charge is £61 per annum and the Ground Rent is £265 per annum. Viewing is highly recommended - call us today!

ENTRANCE HALL Entered via a part-glazed door with stairs rising to:

HALLWAY With access to a storage cupboard and doors leading to the Lounge/Dining Room, Bathroom and both Bedrooms.

LOUNGE/DINER 17' 3" x 12' 4" (5.28m x 3.77m) A well sized living room with space for a dining table, having an electric heated radiator and a double glazed window. Also including access to the Kitchen via a single archway.



KITCHEN 7' 5" x 7' 8" (2.27m x 2.34m) A smartly presented Kitchen including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, tiled splash back, integrated fridge/freezer and a double glazed window to the front aspect.



BATHROOM 5' 5" x 6' 10" (1.67m x 2.09m) A bright and fully tiled family Bathroom having a panelled bath with shower over, low level W/C, pedestal wash basin a double glazed opaque window.



BEDROOM ONE 9' 8" x 20' 2" (2.95m x 6.15m) A spacious double Bedroom featuring built-in wardrobes for that all important storage space, an electric heated radiator and two double glazed windows.

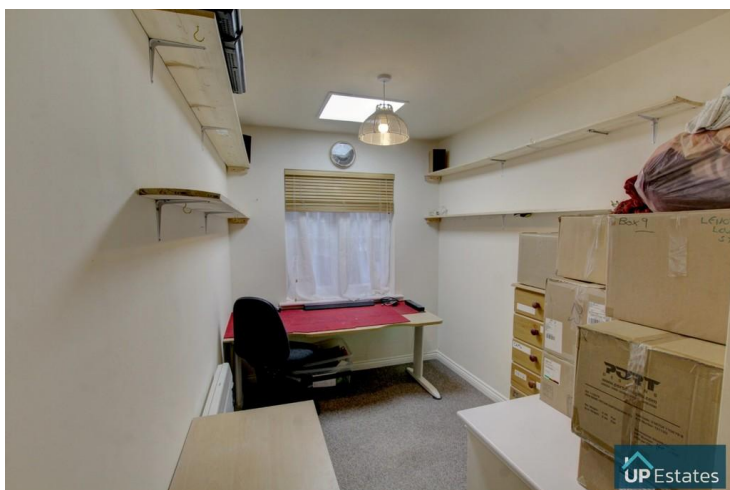


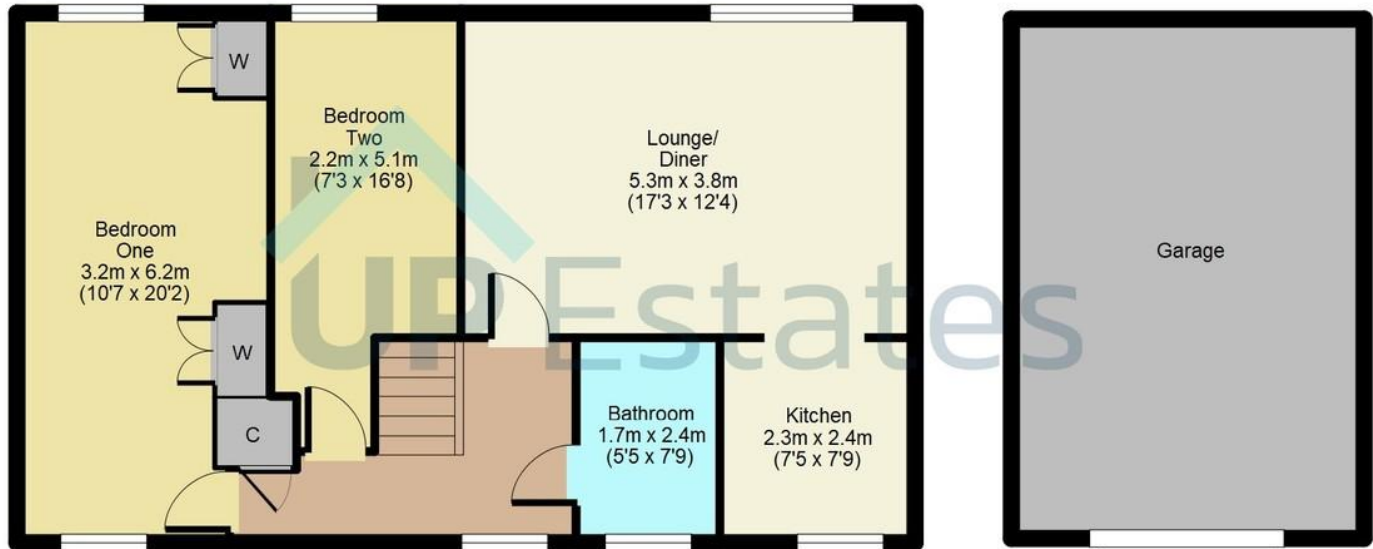
LOFT SPACE This property also benefits from additional storage in the loft which can be accessed via the landing.

FRONT ASPECT Benefitting from two allocated parking spaces directly in front of the Garage.

GARAGE 19' 9" x 13' 5" (6.03m x 4.10m) With an up and over door, power points, lighting and a built in storage cupboard. This Garage provides parking for one car along with plenty of space for extra storage.

BEDROOM TWO 7' 2" x 16' 10" (2.19m x 5.14m) A second Bedroom that could alternatively be used as a Study, having an electric heated radiator and double glazed window to the rear aspect.





For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates

APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 956 sq. ft

- 1: MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
- 4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
- 6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.