



Willis House Hilditch Way, Marston Lane, Nuneaton, CV11 4LW

£200,000

cartwright

hands

# Willis House Hilditch Way, Marston Lane

Nuneaton

- Two Bedrooms
- Lounge/Diner/Kitchen
- Bathroom
- Balcony
- Leasehold
- Council Tax Band B
- EPC 73 (C)

This two bedroom first floor apartment is situated in this sought after development enjoying views over the cricket ground and within easy reach of the city centre.

The accommodation feature: entrance hall, open plan lounge diner/kitchen, balcony with views over the cricket ground, two bedrooms and bathroom, externally there are communal gardens and parking spaces.



**Hall**

**Lounge/Kitchen/Dining Room**

**Bathroom**

**Bedroom 1**

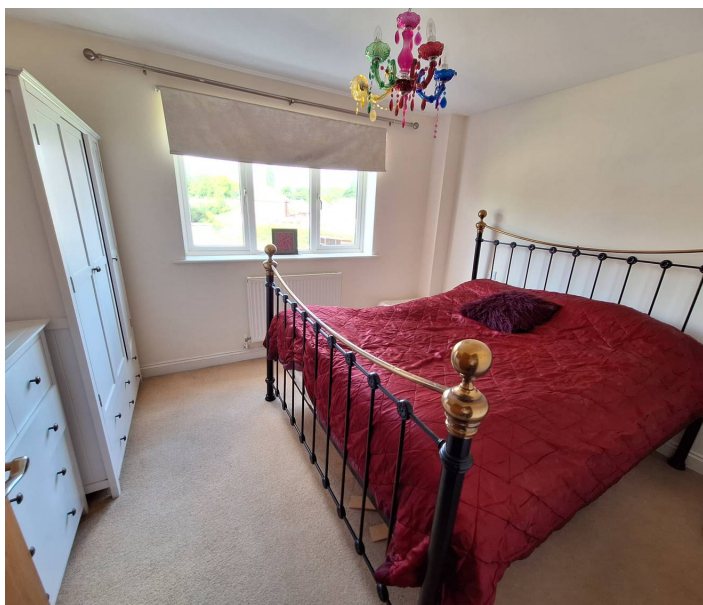
**Bedroom 2**

**Tenure**

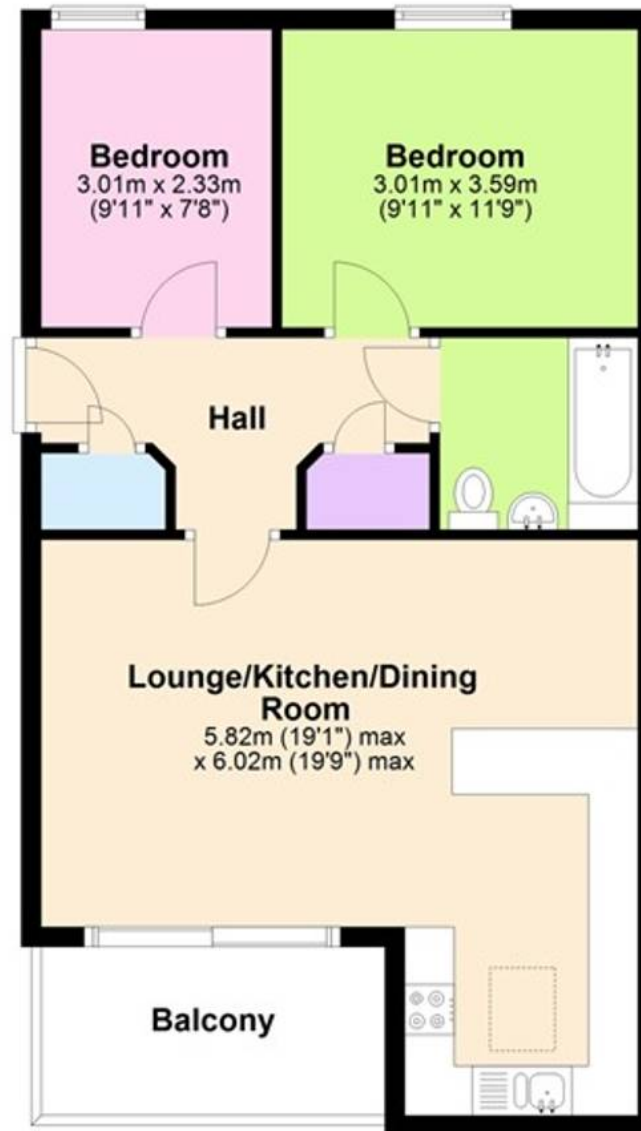
We believe the property is Leasehold - 125 year lease from 1 January 2004. with 105 years remaining. Ground Rent £100 per annum. Service Charge £1,380 per annum. PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

**Services**

We believe all mains services are connected to the property (not tested).



## First Floor Flat



Total area: approx. 59.1 sq. metres (635.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Please ask the Agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

The logo for Cartwright Hands is a rounded rectangle divided into two horizontal sections. The top section is red with the word 'cartwright' in white lowercase letters. The bottom section is dark blue with the word 'hands' in white lowercase letters.

cartwright  
hands

Telephone: 02476 350 700  
Email: [sales@cartwriighthands.co.uk](mailto:sales@cartwriighthands.co.uk)  
59 Coton Road, Nuneaton, CV11 5TS

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 no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.