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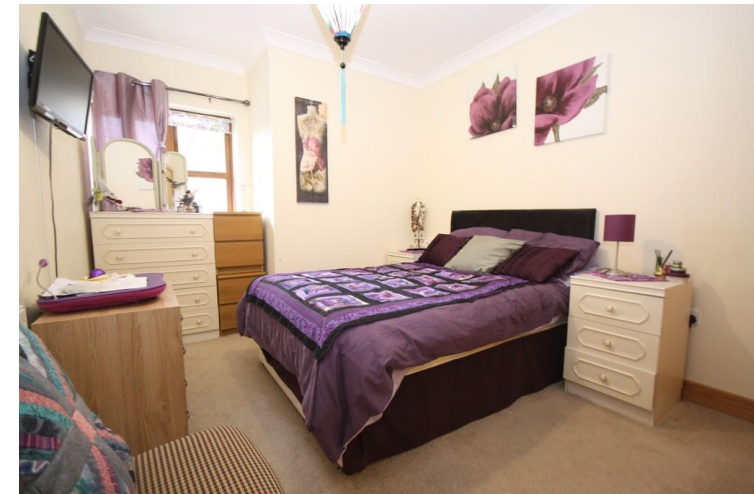
Arbury Mansions, Arbury Garth

Arbury Road, Stockingford,

Nuneaton, CV10 8LS

Asking Price Of £169,950

- Second (top) floor apartment
- Two bedrooms
- Lift
- Secure gated entrance
- Lounge/dining area
- Shower room & Ensuite bathroom
- Modern fitted kitchen
- EPC C



Hawkins present this fantastic top (2nd) floor apartment situated within a quiet location, set back from Arbury road at the end of Arbury Garth, a private road lined with privately owned bungalows. Arbury mansions is built with the over 55's in mind providing gated entrance to the parking area, secure access to the communal areas, well maintained grounds and very well appointed accommodation. The apartment offers a modern fitted kitchen with built in appliances, two good sized bedrooms, shower room, ensuite bathroom and lounge/dining area. All uPVC double glazed, gas central heated plus intercom and benefitting from a lift to the upper floors.

Draft particulars, yet to be approved by the vendor.

COMMUNAL HALL

Having electric operated entrance door, intercom entry system, lift and stairs rising to all floors.

ENTRANCE HALL

Having solid timber entrance door, central heating radiator, intercom entry system, two storage cupboards and doors to:

LOUNGE/DINER

16' 5" x 13' 11" (5m x 4.24m) Having central heating radiator, uPVC double glazed double opening doors to the front with Juliette balcony, tv aerial point and door to:

KITCHEN

13' 8" x 6' 1" (4.17m x 1.85m) Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in electric oven, four ring gas hob with extractor hood over, integrated fridge freezer, dishwasher and washer dryer, central heating radiator and tiled effect laminate flooring.

BEDROOM ONE

13' 11" max x 9' 7" (4.24m x 2.92m) Having central heating radiator, uPVC double glazed window to the front, built in double door wardrobe and door to:

ENSUITE

Having low level w.c. and wash hand basin inset to vanity unit, panelled bath, tiled splash backs and floor, central heating radiator and extractor fan.

BEDROOM TWO

10' 7" max x 8' 3" (3.23m x 2.51m) Having central heating radiator, built in wardrobe and uPVC double glazed window to the front.

SHOWER ROOM

Having low level w.c. and wash hand basin inset to vanity unit, quadrant shower cubicle, tiled splash backs and floor, central heating radiator and extractor fan.

OUTSIDE

The property is set behind a gated entrance which is remote fob and keypad. There are also communal grounds and parking.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is leasehold, held on a 125 year lease from 2006 with approximately 111 years remaining. The ground rent is £200 per annum and paid bi-yearly. The service charge is £960 per annum also paid bi-yearly and a further £25 every 6 months is chargeable for the upkeep of the private road.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned

in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR
62.1 sq. m. (669 sq. ft.) approx.



COUNCIL TAX BAND

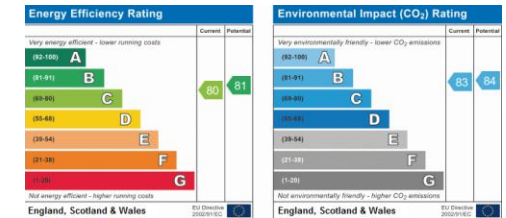
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Nuneaton and Bedworth Borough Council



TOTAL FLOOR AREA : 62.1 sq. m. (669 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements