



Caldecote Hall, 12 East Wing

Caldecote Hall Drive, Nuneaton, CV10 0UN

Asking Price Of £275,000

- Superb second floor flat
- Rare opportunity
- Part of Caldecote Hall
- C Heating & sash windows
- Good sized lounge
- Two beds & two ensuites
- Available with no chain
- Secure parking. EPC C



Hawkins are proud to bring to the market this superb second floor flat situated within Caldecote Hall available for immediate possession. The property sits within this delightful converted hall, surrounded by open rolling countryside, mature tended gardens and approached along a private driveway with secure gated access and worthy of an early viewing in order to avoid disappointment. Gas fired central heating, sealed unit double glazed sash windows, high ceilings, ornate covings and woodwork and briefly comprising: communal hall, entrance hall, hallway, good sized lounge with marble fireplace, breakfast kitchen with integrated appliances, two bedrooms each with built in wardrobes, master with ensuite bathroom and second with jack and jill shower room. Twin allocated parking spaces, bike storage, delightful gardens and viewing is absolutely essential. EPC RATING C. Draft particulars yet to be approved by vendors.

Communal Hall

Having entrance door and stairs rising to first, second and third floors.

On the Second Floor

Entrance Hall

Having entrance door with matching side screens and further door to

Hall

Having built in double door over door cupboard, wall light points, central heating thermostat, central heating radiator, ornate coving, inset ceiling spot lights, loft access and doors to Lounge, Breakfast Kitchen, Bedroom One and Jack & Jill Bathroom

Lounge

14'6" x 16'5" Having two central heating radiators, feature marble fireplace incorporating a raised marble hearth, ornate coving, wall light points, two sash windows and door to

Bedroom Two

9'3" x 14'6" Having central heating radiator, leaded glass sash window, ornate coving, full height three door fitted wardrobe and door to

Jack & Jill Shower Room

13'10" max x 4'5" max Having an antique style white suite comprising low level w.c., pedestal wash hand basin, large shower cubicle with rain head and leaded sash window, tiled splash backs and flooring, electric shaver point, central heating radiator, further sash window, inset ceiling spot lights, coving and extractor fan.

Breakfast Kitchen

13'1" x 11'3" max Having a range of fitted wall and base units with contrasting marble work surfaces and tiled splash backs, inset one and half bowl ceramic style sink with mixer tap, built in stainless steel oven, four ring gas hob with integrated extractor hood over, integrated washing machine, integrated dishwasher, integrated fridge and freezer, Valiant boiler concealed within a wall unit, tiled flooring, central heating radiator, sash window, ornate coving, inset ceiling spot lights and extractor fan.

Bedroom One

10'10" x 11'6" Having central heating radiator, leaded sash window, ornate coving, full height three door fitted wardrobe, built in double door wardrobe and door to

Ensuite

5'6" x 7'5" Having an antique style white suite comprising panelled bath with shower fitment and rain head, pedestal wash hand basin, low level w.c., central heating radiator, tiled splash backs and flooring, obscure sealed unit double glazed window, ornate coving, inset ceiling spot lights and extractor fan.

Outside

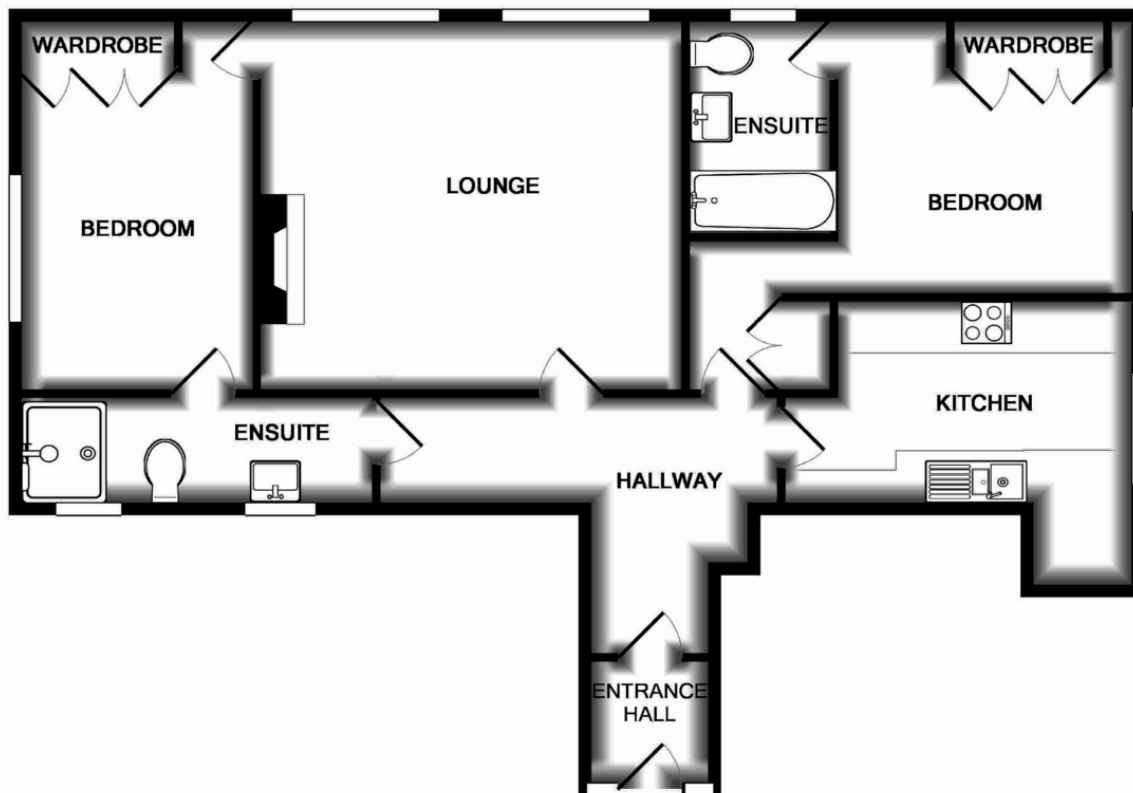
We understand there are two allocated parking spaces nearby and the property sits within delightful maintained gardens.

General Information

TENURE: We understand that the property is leasehold and we are currently awaiting more details from our client.

SERVICES: all mains services with the exception of gas are connected or available but not tested. A telephone line is installed the transfer of which is subject to BT 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.



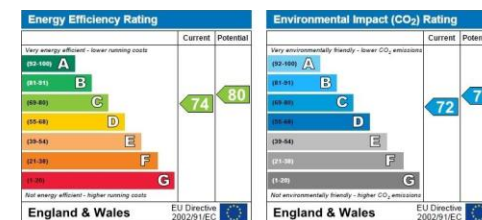


TOTAL APPROX. FLOOR AREA 82.6 SQ.M. (889 SQ.FT.)

Floor plans are produced and provided for illustration 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.
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TENURE
Leasehold

LOCAL AUTHORITY
Nuneaton and Bedworth Borough
Council



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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