



1 Bedroom Flat
located on Caldecote Hall Drive,
Nuneaton
£325,000

UP Estates



****GENEROUS ONE BEDROOM GROUND FLOOR APARTMENT | BUNGALOW STYLE LIVING | ENSUITE | DIRECT GARDEN ACCESS | ALLOCATED PARKING | SET WITHIN CALDECOTE HALL ESTATE - 35 ACRES OF PRIVATE RESIDENT ONLY GROUNDS****

Set within the East Wing of the beautiful Caldecote Hall, this spacious one bedroom ground floor apartment offers well-proportioned accommodation, attractive views and direct access to the extensive professionally maintained gardens. The property is ideally suited to those looking for a comfortable home in a peaceful and distinctive setting, and like unto living in a bungalow in many regards!

The apartment is entered via a warm and welcoming entrance hall, providing access to all principal rooms. The generous living room benefits from windows to either side, creating a bright and airy space with pleasant views to relax and enjoy. The modern kitchen/dining room is a particular feature, offering plenty of space for both cooking and dining, together with attractive views across the estate grounds and also provides direct access out to the dedicated garden area. This provides an excellent opportunity to enjoy the surrounding grounds throughout the year. The spacious double bedroom is positioned to the rear of the apartment and benefits from a generous private ensuite bathroom, complete with a stylish walk-in shower. A separate WC is also provided for the convenience of guests.

Set within the private grounds surrounding Caldecote Hall, 35 acres to be enjoyed and used by residents only. These are professionally maintained and provide a lovely setting to relax and enjoy the outdoors. An allocated parking space is also included within the nearby communal car park.

This magnificent building was converted to its current usage circa 2005, with a 999 year lease from then, meaning there are still over 975 years remaining. There is a residents owned management company, and current service charge is circa £230.55 pcm, with ground rent at present circa £150.00 per annum.

£325,000

- SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- SET WITHIN THE HIGHLY DESIRABLE EAST WING OF CALDECOTE HALL ESTATE
- BRIGHT AND AIRY LIVING ROOM WITH WINDOWS TO THE FRONT AND BACK
- MODERN KITCHEN/ DINING ROOM WITH STUNNING VIEWS TO THE ESTATE GROUNDS
- DEDICATED GARDEN AREA TO ENJOY THE OUTDOORS AND THE SURROUNDING GARDENS
- GENEROUS DOUBLE BEDROOM SUITE WITH ACCESS TO ITS OWN PRIVATE ENSUITE
- SEPARATE WC FOR GUESTS AND CONVENIENCE
- ALLOCATED PARKING SPACE IN COMMUNAL CAR PARK
- EXTENSIVE PROFESSIONALLY MAINTAINED GARDENS
- RESIDENTS OWNED MANAGEMENT COMPANY, OVER 975 YEARS REMAINING ON LEASE, SERVICE CHARGE £230.55 pcm, GROUND RENT £150 per annum



IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



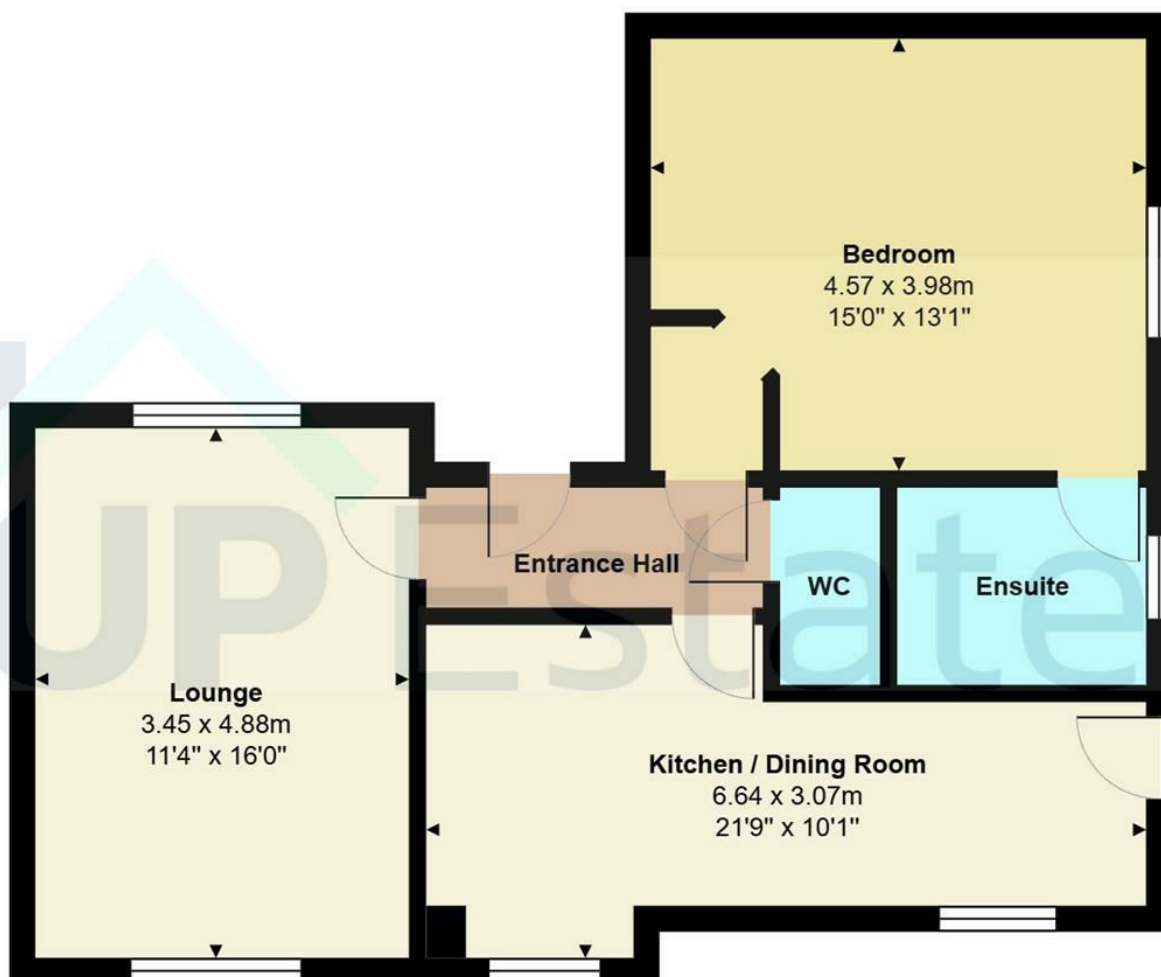
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Caldecote Hall Drive, Caldecote, Nuneaton





Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only

CONTACT

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