Marlborough Road, , Nuneaton CV11 5PG

Offers In The Region Of £92,000

archerbassett
LETTINGS AND SALES

Ideal investment or first time purchase. An excellent one double bedroom, top floor apartment located close to Nuneaton town centre, George Eliot Hospital and easy connection to the motorway network with double glazing and gas central heating throughout which briefly comprises of a spacious lounge/diner, a modern fitted kitchen/breakfast room with a good range of wall & base units, integrated oven and hob, washing machine and fridge/freezer, a spacious modern bathroom which is part tiled and features bath, W/C, hand wash and separate shower cubicle. The apartment comes with an allocated off road parking space. There is a tenant currently in situ and the apartment is currently achieving an annual rental income of £7500.

Approach
Communal entrance with entryphone system

Entrance Hall
Carpeted entrance hallway with a generous size storage cupboard.

Lounge/Diner
11'9" x 15'10" (3.60m x 4.85m)
Spacious lounge / diner with dual aspect windows.

Kitchen
7'6" x 11'9" (2.30m x 3.59m)
The kitchen comes with a range of modern fitted wall & base units and includes a built-in electric oven with gas hob, washing machine and fridge/freezer

Bedroom
11'4" max x 10'6" (3.47m max x 3.22m)
Generous double bedroom with a built-in double wardrobe

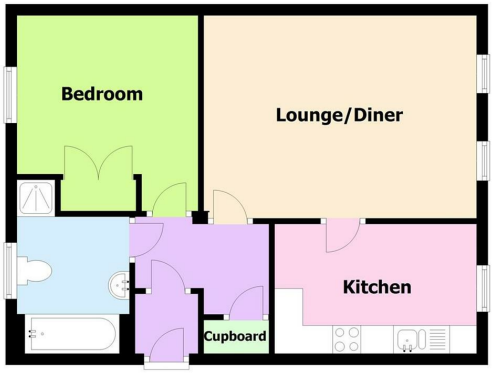
Bathroom
8'0" x 6'6" (2.44m x 2.00m)
Part tiled bathroom with fitted white suite to include bath, separate shower cubicle, low level WC and pedestal mounted basin.

Tenure
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

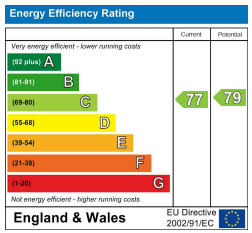
Viewings
Viewings are strictly by appointment only via Archer Bassett.

Agent Notes.
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Floor Plan



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



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