



6 Vernons Mews Black-A-Tree Road, Nuneaton, CV10 8DZ
£100,000

cartwright
hands

6 Vernons Mews Black-A-Tree Road

Nuneaton

- Entrance Hall
- Two Bedrooms
- Lounge/Kitchen
- Bathroom
- Off Road parking
- No Chain
- Tenure Leasehold
- EPC C (75)
- Council Tax Band A

This ground floor flat is ideal for first time buyers as well as investors, situated in a convenient location within easy reach of the local shops and amenities as well as easy access to the city centre.

Accommodation features: open plan lounge and kitchen, two bedrooms and bathroom, externally there is off road parking, the property is offered with no onward chain.



On the Ground Floor

Entrance door

Hall

Door to front, doors to lounge/kitchen, bedrooms and bathroom.

Lounge/Kitchen

Double glazed window, night storage heater, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, integrated electric oven, integrated four ring electric hob with cooker hood, space for washing machine and fridge/freezer.

Bedroom One

Double glazed window and night storage heater.

Bedroom Two

Double glazed window, night storage heater.

Bathroom

Panelled bath, low level WC, wash hand basin.

Parking

There is off road parking to the rear of the building.

Tenure

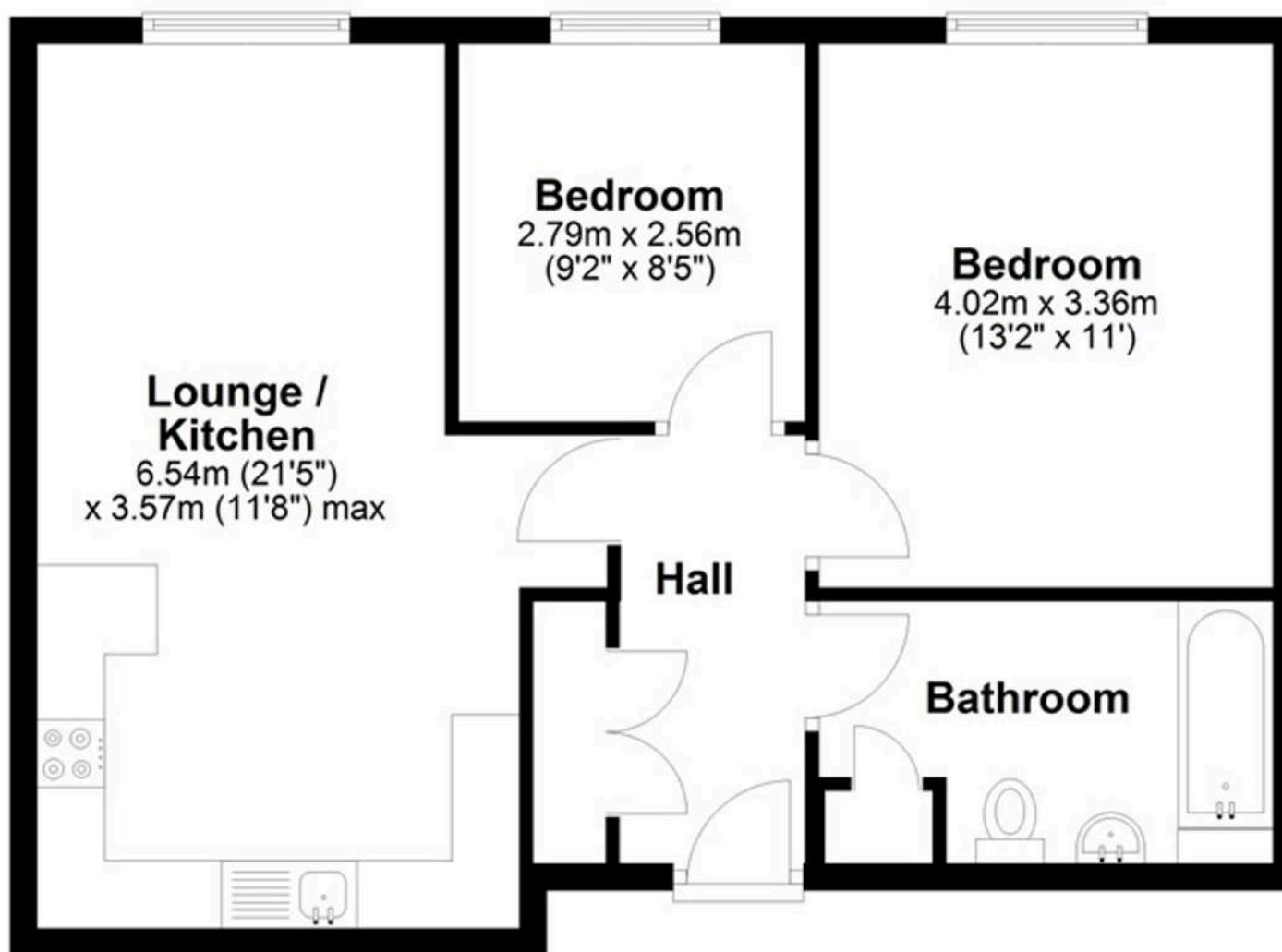
The property is Leasehold, we believe there are 176 years remaining on lease. (This must be checked with solicitors) The service charge at Vernon Mews is £1200 per annum. (This must be checked with solicitors). We have been advised Ground Rent is peppercorn (This must be checked with solicitors). PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE, SERVICE CHARGES ETC VIA YOUR SOLICITOR.

Services

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



Ground Floor Flat



Total area: approx. 56.9 sq. metres (612.3 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. Ask 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 given 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 upon as stateresentation 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.

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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. These 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.