



Queens Court, Queens Road, Nuneaton CV11 5NF

Offers Over £120,000

Leasehold - Nuneaton and Bedworth Band: A - EPC: D

Pointons are delighted to offer for sale this ground floor apartment situated in Queens Court on Queens Road, Nuneaton. This delightful property, built in 2000, offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

Offering step free access, as you enter, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxation or entertaining guests. The living room benefits from ample natural light and is conveniently located next to the allocated parking space, ensuring easy access right at your door. The fitted kitchen is well-equipped, providing a functional space for culinary enthusiasts.

Situated in a purpose built complex this apartment features two comfortable bedrooms, offering a peaceful retreat at the end of the day. The property offers a walk-in wet room which is wheelchair accessible. The property has been freshly decorated and newly carpeted throughout, creating a bright and inviting atmosphere.

Offered with no upward & located within walking distance of the town centre close to Nuneaton Train station, bus station & the Ropewalk Shopping Centre

With gas central heating and double glazing throughout, this apartment ensures warmth and comfort all year round. Don't miss the opportunity to make this lovely apartment your new home.



Entrance Hall

Entrance via front door, newly carpeted, door to:

Hallway

With doors off to various rooms, large storage cupboard, phone entry system and newly carpeted.

Living Room

11'10" x 14'9" (3.60m x 4.50m)

With double glazed door looking onto rear of the complex with allocated parking spot right next to for ease with shopping, newly carpeted and radiator, door to:

Kitchen

9'10" x 6'11" (3.00m x 2.10m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, fitted four ring gas hob with extractor hood over and fan assisted oven, space/plumbing for further appliances, combination boiler and double glazed window to rear.

Bedroom

10'6" x 11'6" (3.20m x 3.50m)

With double glazed window to side, newly carpeted and radiator.

Bedroom

10'10" x 6'11" (3.30m x 2.10m)

With double glazed window to side, newly carpeted and radiator.

Wet Room

4'7" x 10'6" (1.40m x 3.20m)

Partly tiled suite comprising of a walk in shower, low level WC, hand wash basin with pedestal taps and obscure double glazed window to side.

Outside

Two entrances, via front communal entrance with stairs off to the first floor, second entrance via Bentley Court, Bentley Road CV11 5JQ, with allocated parking for a single vehicle and communal entrance leading straight to the apartment with no stair access.

Leasehold Information

There is believed to be 74 years remaining on the lease with an annual ground rent charge of 651.81 and annual service charge of 1,518.80, subject to solicitor verification.

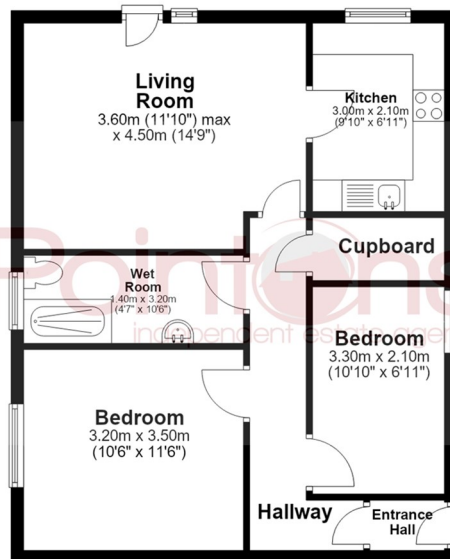
General Information

Please Note: All fixtures & Fittings are excluded unless detailed in

these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



Total area: approx. 55.9 sq. metres (601.3 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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