Pointons
independent estate agents



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

Leasehold - Nuneaton & Bedworth Borough Council Band: A - EPC: B

Nestled in the desirable Vernons Mews on Black-A-Tree Road, Nuneaton, this well-presented two-bedroom apartment offers a perfect blend of comfort and convenience. Situated within a secure gated complex, the property boasts allocated parking for one vehicle, ensuring ease of access.

Upon entering, you are welcomed by a spacious entrance hall that leads to an inviting open-plan lounge and kitchen area, complete with a breakfast bar, ideal for casual dining or entertaining guests. The apartment features two generously sized double bedrooms, providing ample space for relaxation and rest. A well-appointed bathroom completes the accommodation, catering to all your daily needs.

The apartment benefits from double glazing and electric heating throughout, ensuring a warm and cosy atmosphere all year round. Its prime location places you in close proximity to the town centre, where you will find a variety of local shops and amenities, making daily errands a breeze.

This property is an excellent opportunity for first-time buyers, investors, or those looking to downsize without compromising on quality or location. With its modern features and convenient setting, this apartment is sure to appeal to a wide range of prospective buyers. Don’t miss the chance to make this delightful home your own.







Entrance Hall
Entrance via front door with double door storage and doors off to various rooms.

Lounge/Kitchen
19'8" x 12'2" (6.00m x 3.70m)
With double glazed window to rear, electric storage heater, fitted kitchen 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 electric hob with extractor hood over and fan assisted oven, plumbing/space for appliances and breakfast bar area.

Bedroom
12'10" x 10'10" (3.90m x 3.30m)
With double glazed window to rear and electric storage heater.

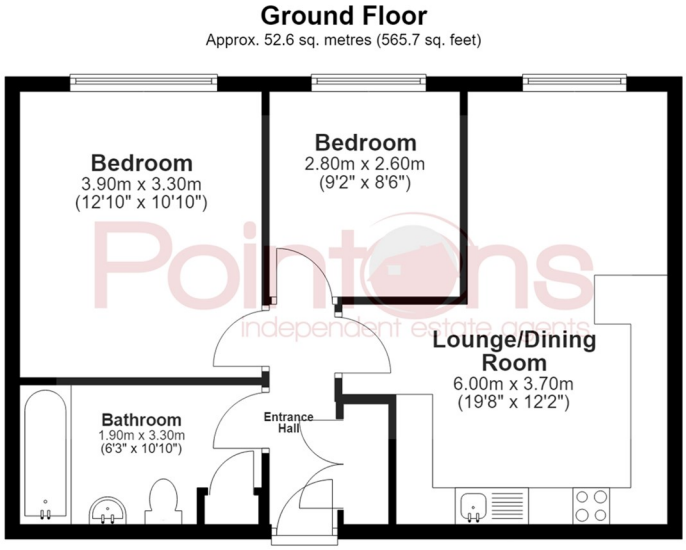
Bedroom
9'2" x 8'6" (2.80m x 2.60m)
With double glazed window to rear and electric storage heater.

Bathroom
9'2" x 8'6" (2.80m x 2.60m)
Fitted with a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, tiled splashbacks and airing cupboard.

Outside
Gated access to private car park within the communal grounds.

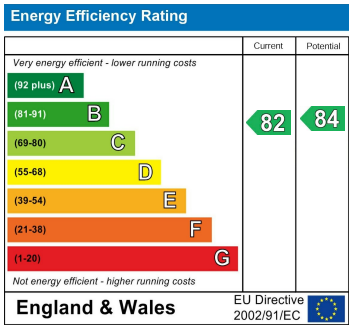
Leasehold Information
There is believed to be 186 years remaining on the lease with a combined service/ground rent charge of £1,200 per annu, subject to solicitor verification.

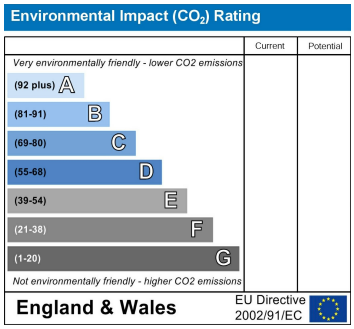
General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



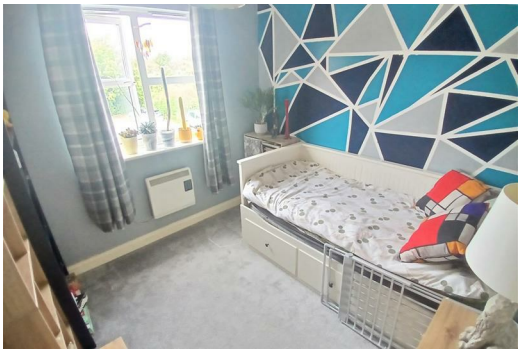
Total area: approx. 52.6 sq. metres (565.7 sq. feet)

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











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