



**Leicester Street, Bedworth  
CV12 9NP  
£100,000**

**Leasehold - Nuneaton & Bedworth Band: A - EPC: C**

Nestled in the charming village of Bulkington, this delightful ground floor apartment on Leicester Court offers a perfect blend of convenience and comfort. With all local amenities just a stone's throw away, you will find everything you need right at your doorstep, making this property an ideal choice for those seeking a vibrant community lifestyle.

The apartment features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The well-proportioned kitchen is ready for your personal touch, allowing you to create a culinary haven tailored to your tastes. This property boasts two comfortable bedrooms, perfect for a small family, guests, or even a home office.

The wet room is a practical addition, providing ease of access and functionality. While the apartment is in need of some cosmetic modernisation, it presents a wonderful opportunity for you to put your own stamp on the space and enhance its charm. With double glazing and gas central heating throughout, you can enjoy a warm and cosy environment all year round.

Importantly, this property comes with no upward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer, an investor, or looking to downsize, this apartment in Bulkington is a fantastic opportunity not to be missed. Embrace the potential of this lovely home and make it your own.



## Entrance Hall

2'11" x 4'1" (0.90m x 1.24m)

Entering via front door, with doors off to various rooms and storage cupboard.

## Living Room

14'9" x 10'2" (4.50m x 3.10m)

With double glazed window to front, radiator, coving to ceiling and fitted electric fireplace.

## Kitchen

7'10" x 10'10" (2.40m x 3.30m)

Fitted with a matching range of base units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, tiled splashback, combination boiler, radiator, coving to ceiling and double glazed window to front.

## Bedroom

10'10" x 9'6" (3.30m x 2.90m)

With double glazed window to rear, coving to ceiling and radiator.

## Bedroom

7'7" x 7'10" (2.30m x 2.40m)

With double glazed window to rear, coving to ceiling and radiator.

## Wet Room

6'7" x 6'7" (2.00m x 2.00m)

Partly tiled with walk in shower, low level WC, hand wash basin with pedestal taps and radiator.

## Leasehold Information

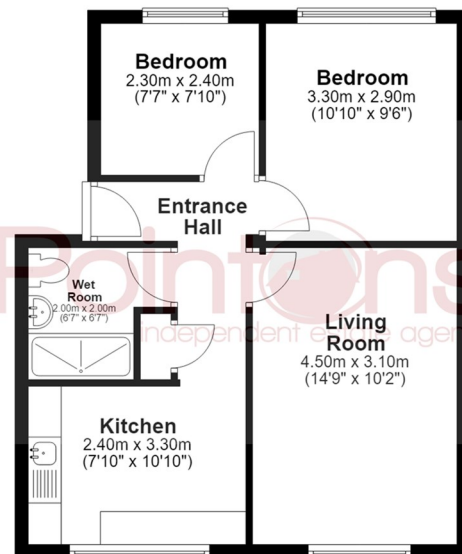
There is believed to be 108 years remaining on the lease with a combined service/ground rent charge of £600.00 per annum, all subject to solicitor verification.

## 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. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 47.5 sq. metres (510.9 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                             | 72      | 74        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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