



Flat 4, 44 Wisteria Way, Nuneaton, CV10 7SS
£135,000



Flat 4

44 Wisteria Way, Nuneaton

- Two Bedrooms
- Second Floor
- Lounge
- Kitchen/Diner
- Bathroom
- Views
- 128 years remaining on lease
- EPC C (74)
- Council Tax Band A
- We believe all mains services are connected to the property (Except Gas) (not tested).

This second floor two bedroom apartment is situated in a sought after location with views over Bermuda Lake and Bermuda Lake Play Grounds. The accommodation features: Entrance Hall, living room, kitchen/diner, two bedrooms and bathroom. This property is ideal for investment buyers and first time buyers.



Accommodation comprises

Entrance Hall

Door to front, storage cupboards, entry phone, doors to all rooms.

Lounge

Double glazed window to front, TV point, storage heater.

Kitchen/Diner

Double glazed window to rear, range of wall and base unit cupboards, sink and drainer, plumbing for washing machine, space for fridge/freezer, integrated electric oven and four ring electric hob with cooker hood, space for dining table.

Bedroom One

Double glazed window to front, storage heater.

Bedroom Two

Double glazed window to front, storage heater.

Bathroom

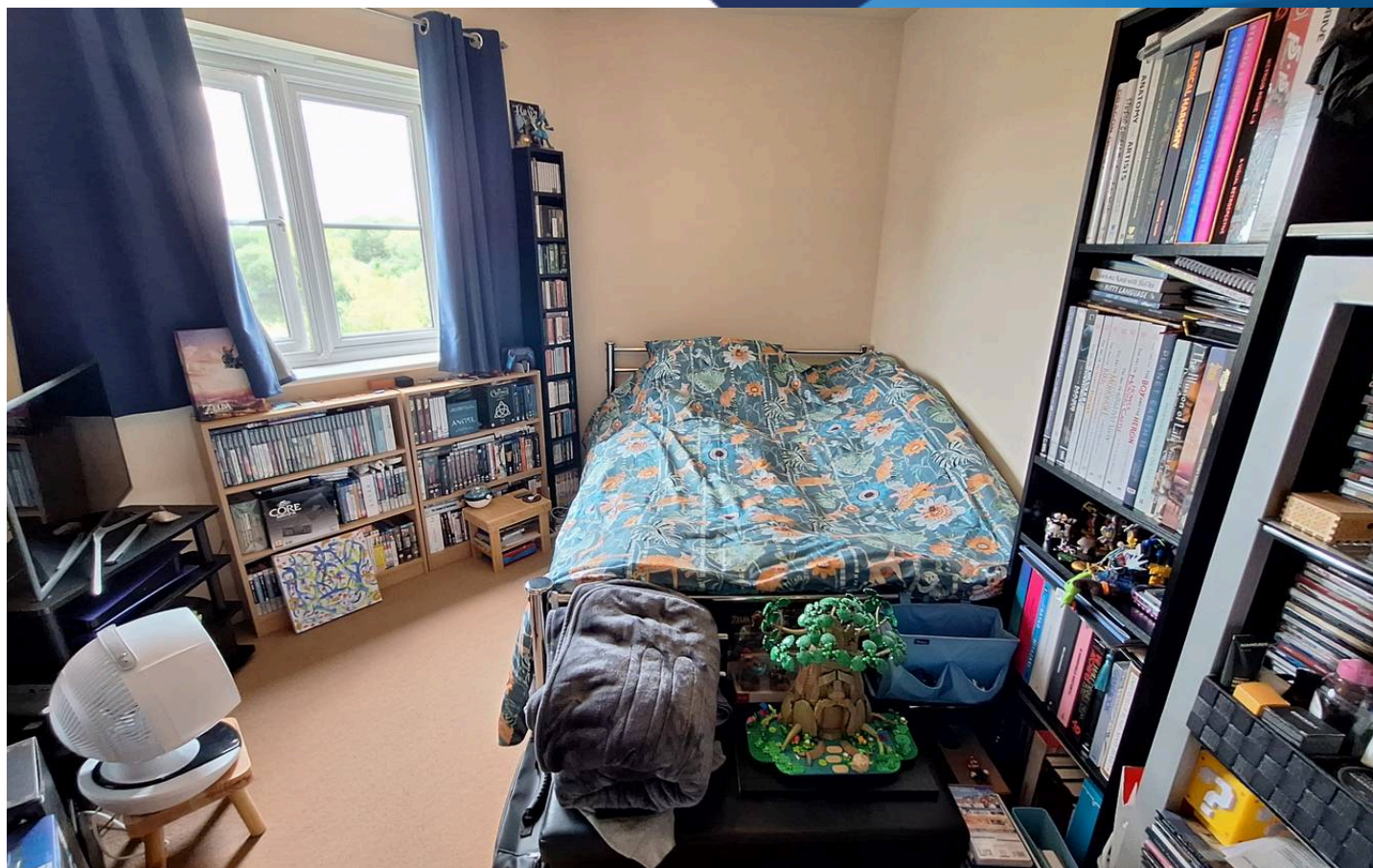
Opaque double glazed window to rear, panelled bath with electric shower, low level WC, wash hand basin.

Parking

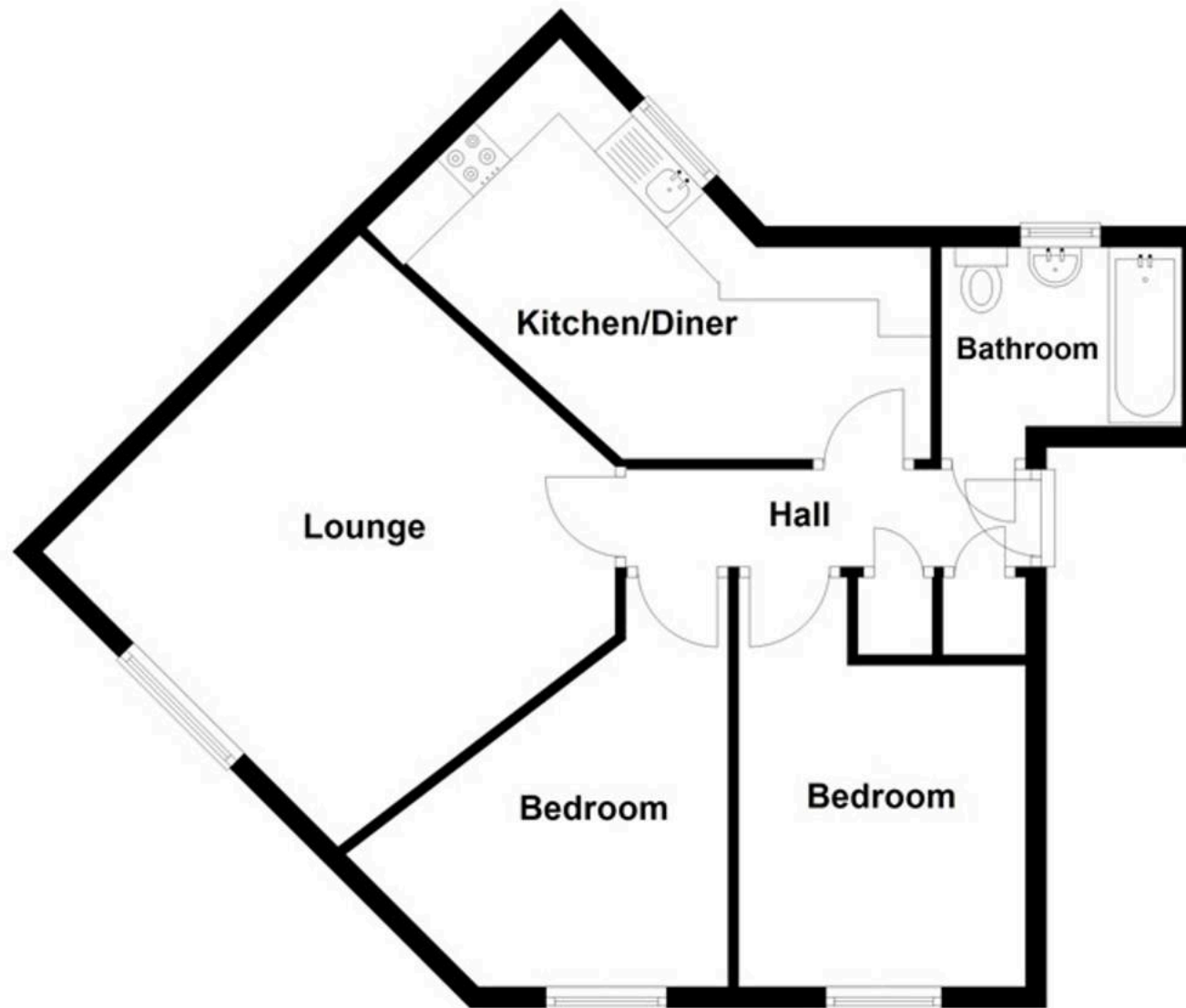
There is an allocated parking space to the rear of the property.

Tenure

Leasehold 150 years from 1st September 2004 (128 year remaining). This must be confirmed with Solicitors. Service charge £1,719 per year (To be confirmed with solicitors) Ground Rent £125.39 per year (To be confirmed 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.



Top Floor Flat



Total area: approx. 59.6 sq. metres (641.9 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.