Pointons
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Marigold Walk, Nuneaton
CV10 7SW
Offers Over £130,000
Leasehold - Nuneaton & Bedworth Band: A - EPC: C

Nestled in the charming Bermuda Park area of Nuneaton, this well-presented second-floor apartment on Marigold Walk offers a delightful living experience. Built in 2005, the property boasts a modern design and is available with no upward chain, making it an ideal choice for both first-time buyers and investors alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/diner, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, catering to all your culinary needs. This apartment features two generously sized double bedrooms, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring comfort and convenience.

The property benefits from gas central heating and double glazing throughout, ensuring a warm and energy-efficient environment. One of the standout features of this apartment is its picturesque view overlooking Bermuda Lake, offering a serene backdrop to your daily life. Additionally, the location is conveniently close to local amenities, making shopping and dining easily accessible. Excellent transport links further enhance the appeal, providing easy access to surrounding areas.

Parking is available for one vehicle, adding to the practicality of this lovely home. Viewings are strictly via the agent only, so do not hesitate to arrange a visit to experience all that this delightful apartment has to offer.







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

Lounge/Diner
13'5" x 12'6" (4.10m x 3.80m)
With double glazed window to rear, two radiators and coving to ceiling, open to:

Kitchen
7'3" x 7'3" (2.20m x 2.20m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with taps over, fitted four ring gas hob with extractor hood and electric oven beneath, space/plumbing for further appliances, combination boiler and double glazed window to rear.

Bedroom
10'2" x 12'6" (3.10m x 3.80m)
With double glazed window to front overlooking Bermuda Lake, radiator, mirrored fitted sliding wardrobes and coving to ceiling.

Bedroom
10'2" x 7'3" (3.10m x 2.20m)
With double glazed window to front overlooking Bermuda Lake, radiator and coving to ceiling.

Bathroom
6'3" x 7'3" (1.90m x 2.20m)
Partly tiled suite comprising of a panelled bath with shower over, hand wash basin with pedestal taps, low level WC and radiator.

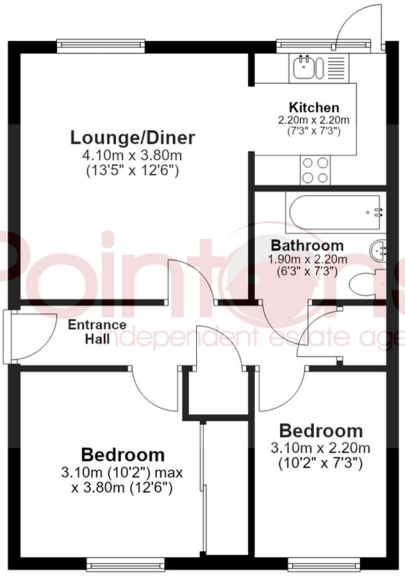
Outside
Offering communal grounds and entry to the complex from the front and rear and allocated parking for a single vehicle.

Leasehold Information
There is believed to be 127 years remaining on the lease with a ground rent charge of £256.85 per annum and a service charge of £1,719.00 per annum, subject to solicitor verification.

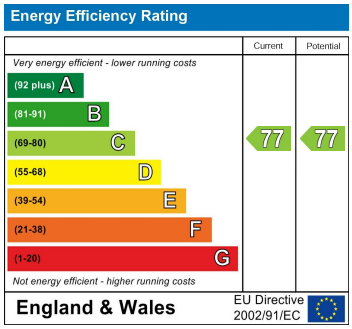
General Information

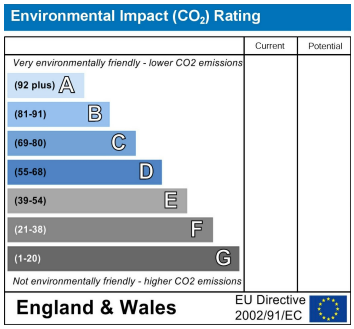
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor
Approx. 51.5 sq. metres (553.9 sq. feet)



Total area: approx. 51.5 sq. metres (553.9 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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