KEY

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For Sale

Tel: 024 7635 7645

Offers Around £225,000

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24 Willis House, Hilditch Way, Attleborough, Nuneaton CV11 4LW

E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

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Attleborough, Nuneaton CV11 4LW

Offers Around £225,000

- **Superb first-floor TWO bedroomed apartment within a highly regarded development**
- **Convenient location close to Attleborough Green**
- **Attractive fitted kitchen with built-in appliances, oven and hob**
- **Two generous double bedrooms and contemporary shower room**
- **No onward chain and vacant possession**
- **Pleasantly situated overlooking the cricket pitch**
- **Spacious lounge, dining and kitchen area**
- **Private spacious balcony accessed from the lounge**
- **Allocated undercover parking plus additional residents' parking and well-maintained communal grounds**
- **Tenure-leasehold. Ground rent £100 per annum. Service charge - £115 per mth. Council tax band B. Local authority NBBC. EPC - TBC..**

Key Estate Agents are pleased to offer for sale with NO ONWARD CHAIN & VACANT POSSESSION this superbly presented first-floor apartment within this highly regarded and sought-after development. Ideally positioned overlooking the cricket pitch and within easy reach of Attleborough Green, this beautifully maintained home offers spacious and well-planned accommodation throughout.

Ideal for downsizers, discerning first-time purchasers or investors, an internal inspection is absolutely essential to appreciate all this excellent apartment has to offer.

The accommodation briefly comprises a communal entrance hall leading into a private inner entrance hallway incorporating useful built-in storage. There is a spacious and particularly bright lounge combined dining kitchen, fitted with a comprehensive range of attractive contemporary units incorporating built-in appliances, oven and hob. Sliding patio doors provide direct access to a generous private balcony, creating an excellent additional outdoor space.

There are two well proportioned double bedrooms, together with a contemporary shower room completing the internal accommodation.

Outside, the property benefits from allocated undercover parking, together with additional residents' parking. The communal grounds are attractively maintained and provide a pleasant setting for the development.

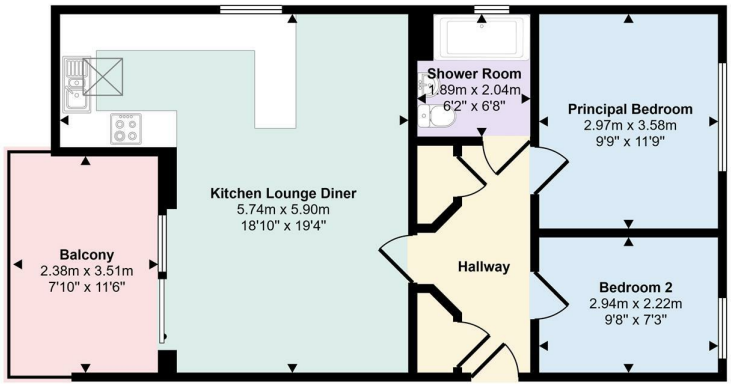
Overall, this is a superb first-floor apartment incorporating many appealing features in an excellent location. Early internal inspection is highly recommended.

Agents disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

Floor Plan

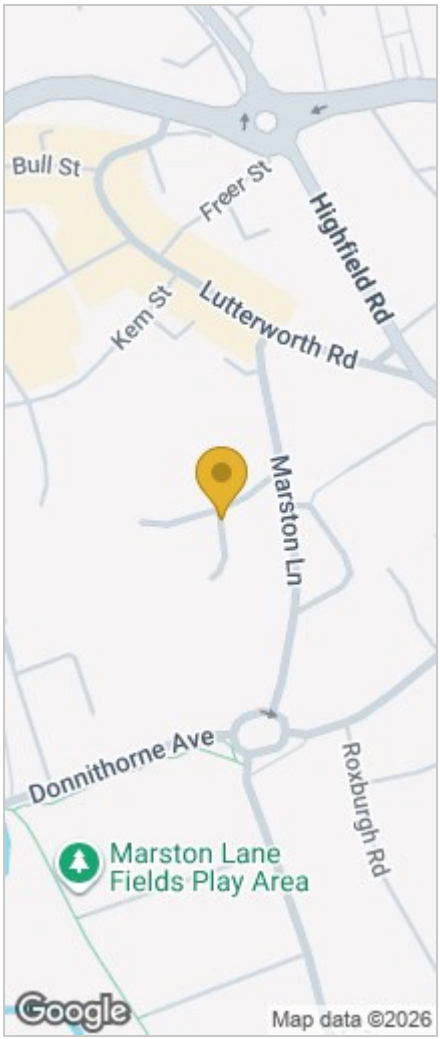
Approx Gross Internal Area
58 sq m / 623 sq ft



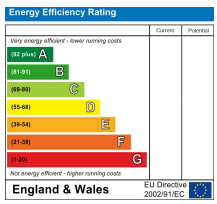
Floorplan

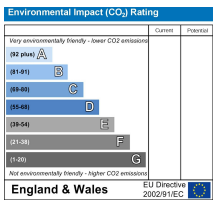
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.