



**Nod Rise, Coventry  
CV5 7JN  
Offers In The Region Of £190,000  
Leasehold - Coventry City Band: B - EPC: C**

**\*\*SUPERB OPPORTUNITY TO BUY THIS GROUND FLOOR APARTMENT WITH GAS CENTRAL HEATING\*\***

Pointons estate agent are pleased to offer for sale. This charming two-bedroom flat at Cartmell Court, located in the sought-after location of mount Nod on Nod Rise. The property offers a fantastic opportunity for modern living with the added benefit of gas central heating and local amenities with in a 5 minute walk from the apartment

The large lounge/dining room is a highlight, offering plenty of room for relaxation and entertaining. The room boasts patio doors that open out onto a generous balcony, providing beautiful views of the well-maintained communal gardens.

The flat features a modern three piece suite bathroom with a bath and shower over, The kitchen is a great size, offering ample space for all your appliances and providing a fantastic area for cooking and modern living. It's a spacious, square-shaped room.  
The property features two spacious bedrooms, both with built-in wardrobes.

Other features include double glazing throughout and gas central heating. The property comes with allocated parking and a garage, which can be used for storage or parking a car.



## Entrance Hall

8'4" x 4'4" (2.55m x 1.33m)

Main entrance into the apartment, storage cupboard with sliding door, telephone intercom, doors to:

## Lounge

12'0" x 17'9" (3.65m x 5.41m)

Tv and internet ports, coving to ceiling, radiator to rear and side, sliding door to balcony, doors too:

## Kitchen

8'4" x 9'7" (2.55m x 2.91m)

Fitted with matching base and eye level units, worktop with 1 & 1/2 stainless steel sink with drainer and mixer tap, integrated gas oven/hob and extractor fan, space and plumbing for washing machine and dryer, space for fridge and freezer, window to front, tiling to all walls above worktop.

## Bedroom 1

11'8" x 10'8" (3.55m x 3.26m)

Window and radiator to side, integrated wardrobe's

## Bedroom 2

11'8" x 7'5" (3.55m x 2.25m)

Window and radiator to side, integrated wardrobe's

## Bathroom

8'4" x 5'8" (2.55m x 1.72m)

Fitted with a three piece suite comprising of; a deep panelled bath with electric shower and screen, close coupled w/c, pedestal hand wash basin, towel heater to side, tiling to all walls and floor, window and radiator to side.

## Garage

20'2" x 10'1" (6.15m x 3.08m)

Up and over door. electric supply to garage.

## Lease & service information

Leasehold flat with 996 years remaining on the lease

Ground Rent: £0 per year

Service Charge: £110 per month (includes window cleaning, gardening, and building insurance)

## Good to Know

Selling Position: No Chain

Age of the Property: 1960-1970

Approx. Total Floor Area: 688.90SqFt

Heating System: Gas central heating

Type of Windows: UPVC

Fuse Box Location: Hallway

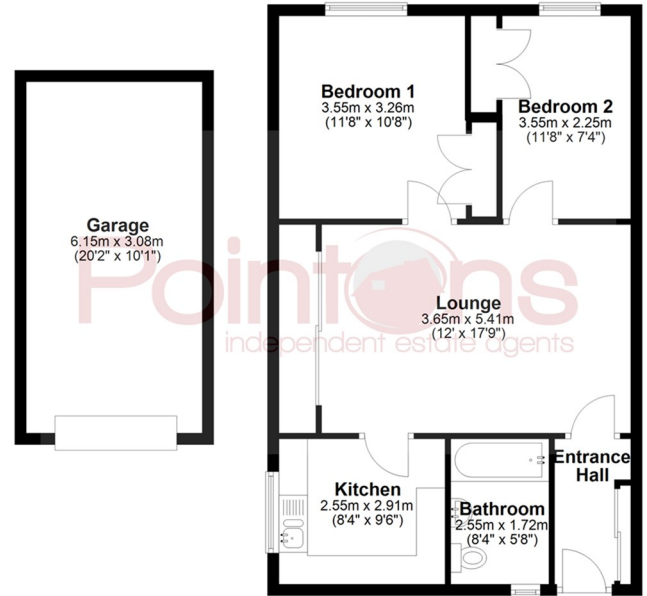
Council Tax Band: B

Energy Performance Certificate Rating: tbc

## Disclaimer

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



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		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	



**COVENTRY, CV1 2NT**  
coventry@pointons-group.com  
**024 7710 333**  
Company No: 7359350

**NUNEATON, CV11 4AL**  
nuneaton@pointons-group.com  
**024 7637 3300**  
Company No: 6743033

**ATHERSTONE, CV9 1AU**  
atherstone@pointons-group.com  
**01827 711911**  
Company No: 81323250

