



57 Mount Pleasant Road | Bedworth | CV12 8HA

Asking Price Of £117,500

BUY TO LET INVESTORS ONLYTENANT IN SITU*** TWO BEDROOM FIRST FLOOR APARTMENT LOCATED ON MOUNT PLEASANT ROAD***In brief the property comprises; secured communal entrance, spacious hallway, lounge with balcony, two good size bedrooms, fitted kitchen & bathroom. Gas central heating, and UPVC double glazed. Leasehold with 102 years remaining on the lease. EPC Rating C.

- Buy To Let Investors Only
- Tenant In Situ
- First Floor Apartment
- Two Double Bedrooms
- Lounge With Balcony



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

COMMUNAL ENTRANCE

Access to the apartments, with ground floor secured door and intercom, stairs ascending to first floor communal area, with useful storage cupboard, and entrance to number 57.

ENTRANCE HALL

Access to the property via obscure double glazed composite door, obscure UPVC double glazed windows to front aspect, double storage cupboard, doors to;

LOUNGE

17' 3" x 10' 2" (5.26m x 3.1m) With UPVC double glazed windows to rear and side aspects, panel radiator, UPVC double glazed door leading to the balcony.

KITCHEN

12' 2" x 7' 5" (3.71m x 2.26m) With UPVC double glazed window to side aspect. A range of wall and base units with roll top work surfaces, inset, stainless steel sink and drainage unit, integrated electric, with four ring gas hob, plumbing for washing machine, space for fridge freezer. Cupboard housing gas central heating boiler, and electric consumer unit.

BATHROOM

5' 10" x 10' 1" (1.78m x 3.07m) With obscure UPVC double glazed window to rear aspect, white bathroom suite comprising; panelled

bath with shower over, low level WC, wash basin, and radiator.

BEDROOM ONE

15' 0" x 10' 0" (4.57m x 3.05m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM TWO

11' 10" x 8' 6" (3.61m x 2.59m) With UPVC double glazed window to side aspect, panel radiator, built in cupboard.

OUTSIDE

Communal Garden and paved pathway to the front.

To the rear is an allocated garden area, with useful brick built storage cupboard.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating Commissioned.

Low Flood Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick Construction.

TENURE: we understand from the vendors that the property is leasehold with 102 years remaining on the lease. Ground Rent & Service Charge Currently £806.67 P/A.

Tenant in situ currently paying £645 pcm rent.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

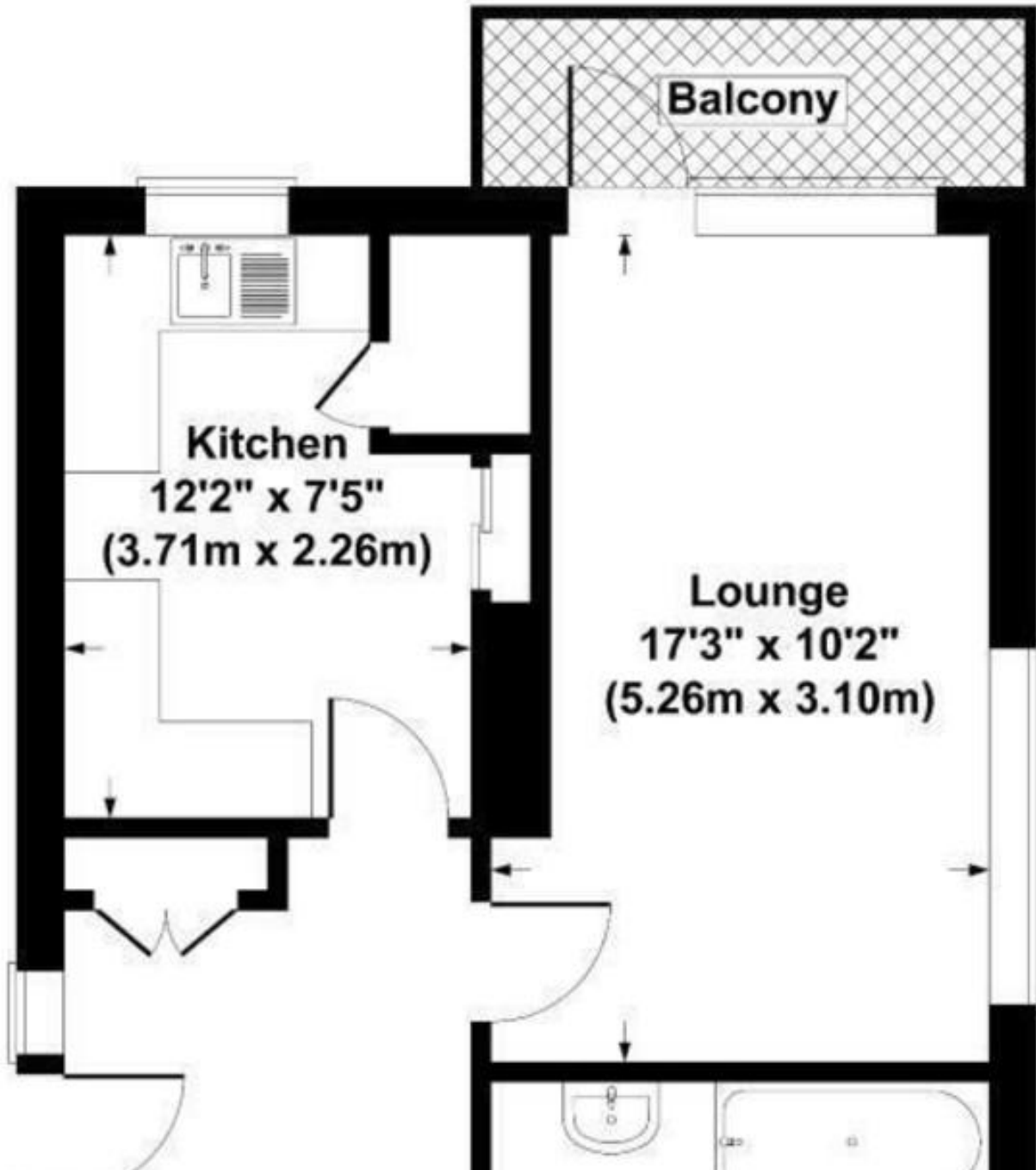
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



Mount Pleasant Road, Bedworth

Total Approx. 69.27 sq. metres (746 sq. feet)



Tenure

Leasehold

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Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements