

14 Edward Court Edward Street, Nuneaton, CV11 5RU

£100,000

cartwright hands

14 Edward Court Edward Street

Nuneaton

- Two Bedrooms
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom
- Secure Off Road Parking
- No Chain
- Leasehold
- EPC D (66)
- Council Tax Band A

This two bedroom second floor flat is ideal for first time buyers & Investors. Situated within easy reach of the local shops and amenities as well as the town centre. The accommodation features: entrance hall, lounge, kitchen, two bedrooms and bathroom. There is a secure parking space to the rear. The property is offered with no onward chain.







Accommodation Comprises

Entrance Hall
Door to front, entry phone, door to bedrooms, bathroom and lounge.

Bedroom One
Double glazed window.

Bedroom Two
Double glazed window.

Lounge
Bay window to front, TV point, open plan to kitchen.

Kitchen
Range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, integrated electric oven and hob with cooker hood, integrated fridge.

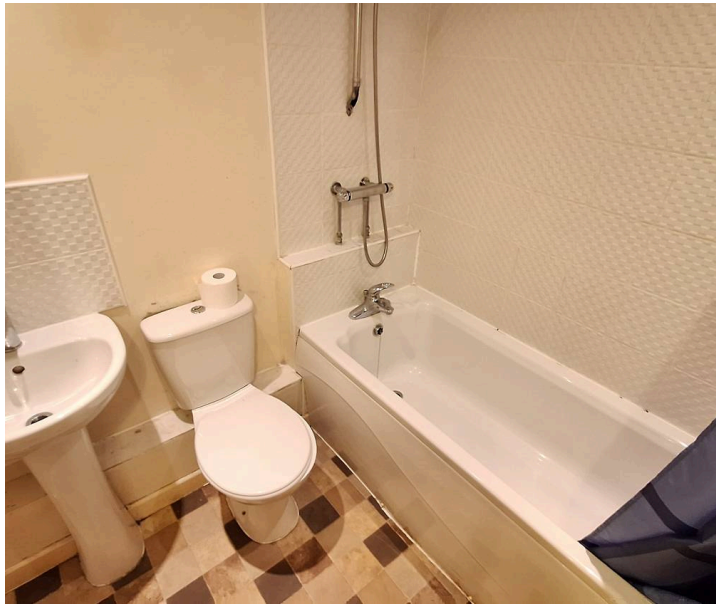
Bathroom
Panelled bath with mixer shower, low level WC, wash hand basin.

Parking
There is a secure parking area to the rear of the building, providing one allocated parking space.

Tenure
Leasehold 103 years remaining on lease. (125 years from June 2003) Service Charge £1011.73 per annum (This must be confirmed with Solicitors) Ground Rent £75.00 annually in July (This must 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.

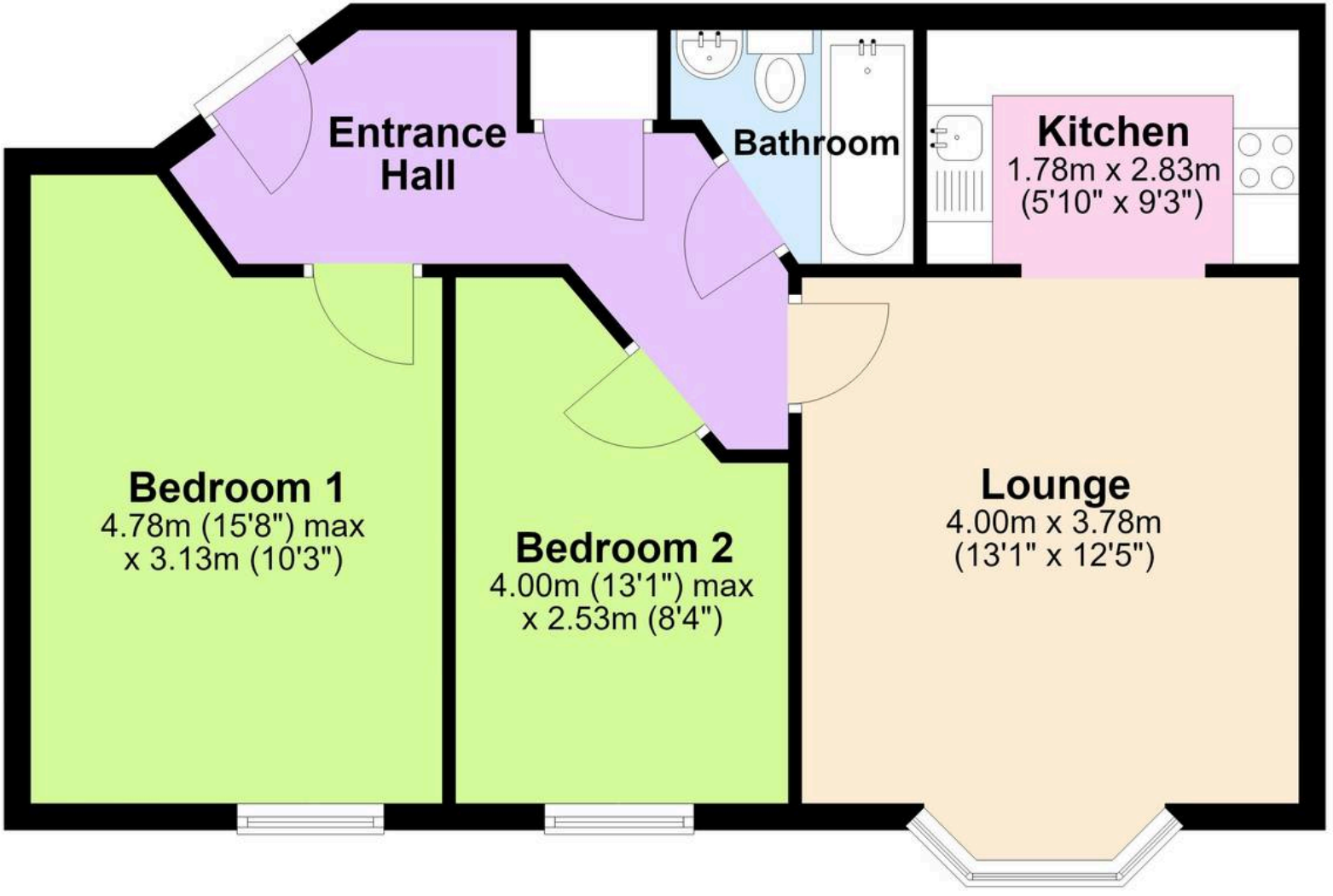






Top Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 55.0 sq. metres (591.8 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.
Plan produced using PlanUp.

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 staredesentation 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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