



**Simon Close, Nuneaton
CV11 4JR**

Offers Over £70,000

Leasehold - Nuneaton & Bedworth Band: A - EPC: E

* NO UPWARD CHAIN - CASH BUYERS ONLY - SHORT LEASE * Pointons Estate Agents are pleased to welcome for sale this two bedroom second floor apartment on Simon Close, Attleborough, Nuneaton having double glazing and electric heating throughout. In brief the property comprises of an entrance hall, living room, fitted kitchen, two bedrooms and bathroom. There is communal permitted parking within the residence with communal areas. This property is offered with no upward chain, suitable for cash buyers only due a short lease and access for viewings are directly via the agent.



Entrance Hall

Entrance via front door with doors off to various rooms.

Living Room

13'9" x 10'10" (4.20m x 3.30m)

With double glazed window to rear, electric heater and fireplace surround, leading to.

Kitchen

8'6" x 5'11" (2.60m x 1.80m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, cupboard containing water tank and double glazed window to rear.

Bedroom

13'1" x 9'10" (4.00m x 3.00m)

With double glazed window to front and electric storage heater.

Bedroom

8'2" x 6'11" (2.50m x 2.10m)

With double glazed window to front and electric storage heater.

Bathroom

8'2" x 6'10" (2.50m x 2.10m)

Fully tiled white suite comprising of a panelled bath with shower over and screen, low level WC, hand wash basin with pedestal taps and obscure double glazed window to side.

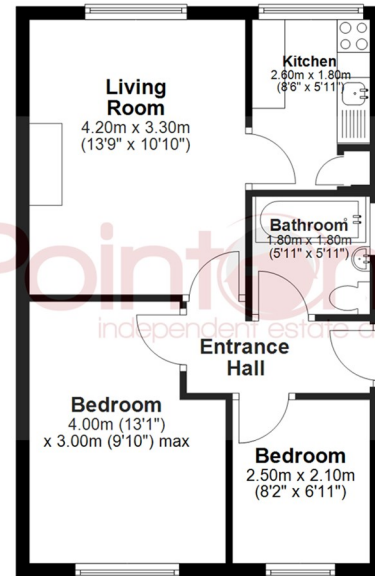
Leasehold Information

There is believed to be 52 years remaining on the lease, with a service charge of £1,260 per annum and a ground rent charge of £90.00 per annum, all 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



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	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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