Pointons
INDEPENDENT ESTATE AGENTS

Heath End Road, Stockingford
Nuneaton CV10 7HA
Offers Over £110,000

Nestled on the desirable Heath End Road in Stockingford, this charming apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned layout, featuring two inviting bedrooms that provide a comfortable retreat. The single reception room is a versatile space, perfect for relaxation or entertaining guests.

The apartment includes a well-appointed bathroom, ensuring convenience for daily living. Additionally, the property benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Offered with no chain, this residence allows for a swift and uncomplicated purchase process, making it an ideal choice for those looking to move in without delay. The location is well-connected, providing easy access to local amenities and transport links, enhancing the appeal of this delightful home.

In summary, this apartment on Heath End Road is a fantastic opportunity to secure a lovely living space in a sought-after area, combining comfort, convenience, and potential for future growth. Do not miss the chance to make this property your own.

Entrance
Via communal entrance door with telecom entry system leading to apartment

Entrance Hall
Radiator, doors to:

Utility
5'5" x 3'1" (1.64m x 0.94m)
Plumbing for washing machine.

Lounge
11'1" x 19'5" (3.39m x 5.92m)
Two double glazed windows to rear, double radiator, door to:

Kitchen
6'11" x 8'8" (2.11m x 2.64m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, electric fan assisted oven, electric hob with extractor hood over, wall mounted concealed combination boiler serving heating system and domestic hot water.

Bedroom
11'1" x 13'6" (3.38m x 4.12m)
Double glazed window to rear, fitted wardrobe(s) with hanging rails, overhead storage and cupboards, radiator.

Bedroom
9'0" x 10'3" (2.75m x 3.12m)
Double glazed window to side, fitted wardrobe(s) with hanging rails and overhead storage, radiator.

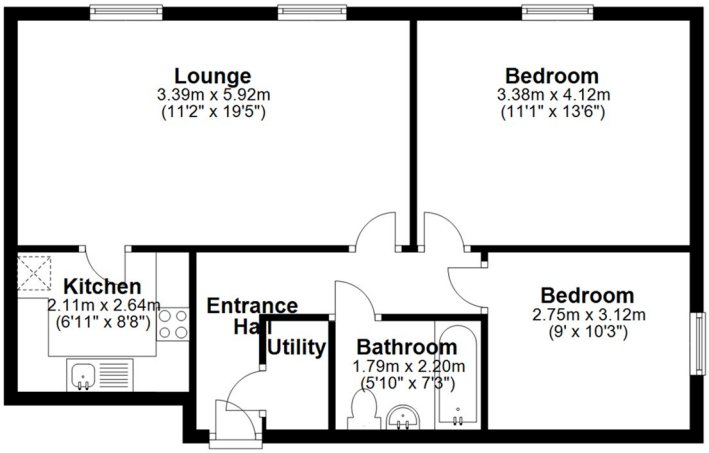
Bathroom
Fitted with three piece suite comprising panelled bath with shower and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, shaver point and light, radiator.

Outside
To the rear of the block there is an allocated parking space and communal bin store.

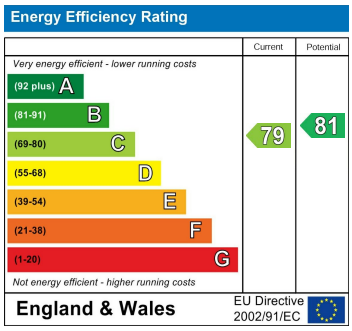
General
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band A and payable to Nuneaton & Bedworth Borough Council.

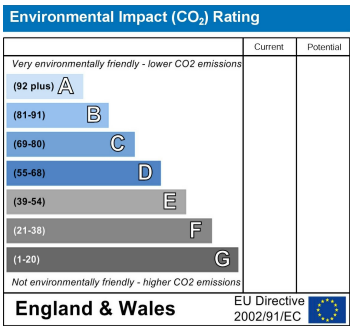
Leasehold
We understand that the property is leasehold with an expiry of 27/05/2130 (125 years remaining) The ground rent payable is £400 per annum and maintenance charge is £1080 per annum.

Ground Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.





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