



**Black-A-Tree Road, Nuneaton
CV10 8DZ**

Asking Price £110,000

Leasehold - Nuneaton & Bedworth Borough Council Band: A - EPC: B

* WELL PRESENTED APARTMENT WITH GATED PARKING * Pointons Estate Agents are delighted to welcome for sale this first floor two bedroom apartment situated in the gated complex of Vernons Mews. Located close to the town centre and further amenities, this property has double glazing and electric heating throughout. In brief the property comprises of an entrance hall, open plan lounge/kitchen, two bedrooms and a bathroom. There is gated parking to the property within communal grounds, this property must be viewed and it would make an excellent purchase, if you are looking to get yourself on the property ladder, invest or to downsize. Access is strictly via the agent.



Entrance Hall

Entrance via front door with double door storage and doors off to various rooms.

Lounge/Kitchen

19'8" x 12'2" (6.00m x 3.70m)

With double glazed window to rear, electric storage heater, fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, fitted electric hob with extractor hood over and fan assisted oven, plumbing/space for appliances and breakfast bar area.

Bedroom

12'10" x 10'10" (3.90m x 3.30m)

With double glazed window to rear and electric storage heater.

Bedroom

9'2" x 8'6" (2.80m x 2.60m)

With double glazed window to rear and electric storage heater.

Bathroom

9'2" x 8'6" (2.80m x 2.60m)

Fitted with a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, tiled splashbacks and airing cupboard.

Outside

Gated access to private car park within the communal grounds.

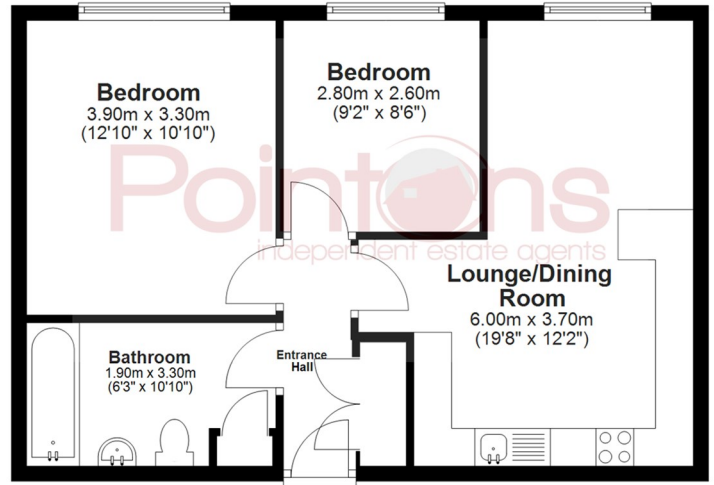
Leasehold Information

There is believed to be 186 years remaining on the lease with a combined service/ground rent charge of £1,200 per annu, 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		
	82	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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