



12 Vernons Mews Black-A-Tree Road, Nuneaton, CV10 8DZ  
£99,950

cartwright  
hands

# 12 Vernons Mews Black-A-Tree Road

Nuneaton

- First Floor Flat
- Two Bedrooms
- Lounge/Kitchen
- Bathroom
- Off Road Parking
- No Chain
- Leasehold
- EPC (B) 83
- Council Tax Band A

This two bedroom first floor apartment is situated in a convenient location within easy reach of the local shops as well as easy access to the city centre. The accommodation features: entrance hall, lounge, open plan kitchen, two bedrooms and bathroom, off road parking. The property is offered with no onward chain.



## **Accommodation Comprises**

On the First Floor

### **Hall**

Entry phone intercom, built in cupboard, doors to lounge, bedrooms and bathroom.

### **Lounge/Kitchen**

Double glazed window, electric heater, open plan kitchen with range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, integrated electric four ring hob with cooker hood and electric oven.

### **Bedroom One**

Double glazed window, electric heater.

### **Bedroom Two**

Double glazed window, electric heater.

### **Bathroom**

Opaque double glazed window, panelled bath with mixer shower, low level WC, wash hand basin, shaver point.

### **Tenure**

The property is Leasehold 199 years from 29/9/2003. 177 years remaining (This must be checked with Solicitors). Service Charge: £1200.00 per annum (This must be checked with solicitors). Ground Rent: peppercorn (This must be checked 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.

### **Services**

We believe all mains services are connected to the property EXCEPT FOR GAS (not tested).



## First Floor Flat

Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 56.1 sq. metres (604.1 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

#### 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 stated representation 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.

The logo for Cartwright Hands is located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

**cartwright**  
**hands**

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1. MONEY LAUNDERING REGULATIONS 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 no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.