



2 Currane Road, Nuneaton, CV10 0HY
£120,000

cartwright
hands

2 Currane Road

Nuneaton, CV10 OHY

- Two Bedrooms
- Lounge
- Kitchen
- Bathroom
- En-suite
- Allocated Parking
- EPC C (80)
- Leasehold
- Council Tax Band B

This two bedroom ground floor flat is situated in a popular location with easy access to the city centre. The accommodation features entrance hall, lounge, fitted kitchen, two bedrooms, master bedroom with en-suite shower room and bathroom. There is an allocated parking space to the rear of the property. The property is offered with no onward chain.

On the ground Floor

Hallway

Door to front, entry phone, storage cupboards, doors to all rooms.

Lounge

Double glazed window, radiator.



Kitchen

Double glazed window, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated fridge/freezer, integrated four ring gas hob with cooker hood, integrated electric oven and microwave, space for washing machine, radiator.

Bedroom One

Double glazed window, radiator, large built-in wardrobe, door to en-suite shower room.

En Suite Shower Room

Opaque double glazed window, shower cubicle with mains shower, low level WC, wash hand basin, radiator.

Bedroom Two

Double glazed window, radiator.

Bathroom

Opaque double glazed window, panelled bath with mains shower, low level WC, wash hand basin, radiator.

Parking

There is an allocated parking space to the rear of the property.

Tenure

The property is Leasehold. 111 years remaining. (this must be confirmed with solicitors) Ground Rent: £165.00 (this must be checked with solicitors) Service Charge: £2456.67 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 VIA YOUR SOLICITORS.

Services

We believe all mains services are connected to the property(not tested)



Ground Floor



Special Note

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. 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 give 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 relied upon as statements or 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

Telephone: 02476 350 700
Email: sales@cartwriighthands.co.uk
59 Coton Road, Nuneaton, CV11 5TS

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.