KEY

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For Sale

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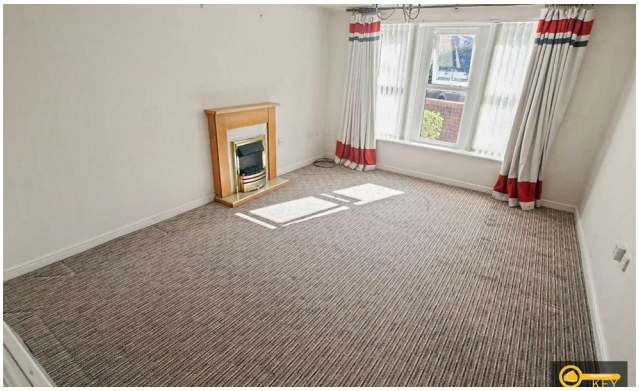



Offers Around £120,000

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1 Eliot Mews, Nuneaton CV10 9HA

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1 Eliot Mews

Nuneaton CV10 9HA

Offers Around £120,000







- *Well maintained ground floor apartment*
- *Spacious lounge/dining room*
- *Two good sized bedrooms*
- *Bathroom with white three piece suite with mains mixer shower over bath*
- *Vacant possession and no upward chain*
- *Popular residential location of Whittleford*
- *Modern fitted kitchen with oven and hob*
- *Fitted wardrobes and storage units*
- *Well kept communal green areas and appointed parking*
- *Tenure - Leasehold 133 years remaining on lease. Local authority - NBBC. EPC - D. Tax band - A*

Here is an excellent opportunity to acquire a well maintained and conveniently situated ground floor apartment within the popular residential area of Whittleford. Ideally suited to first time buyers, investors or those looking to downsize, this attractive property offers comfortable and practical living in a modern residential setting.

The well presented accommodation must be viewed in person to be fully appreciated and is offered with vacant possession and no upward chain, making it an ideal purchase for those looking for a straightforward move.

The property briefly comprises a communal entrance leading to the accommodation, a spacious lounge/dining room providing ample room for both living and dining furniture, and a neatly fitted modern kitchen incorporating a range of base, drawer and wall units together with a fitted oven and hob.

There are two good sized bedrooms, both benefiting from fitted wardrobe and storage units, providing excellent practical storage. The bathroom is fitted with a white three piece suite, incorporating a mains mixer shower connected to the bath.

Externally, the property benefits from well maintained communal green areas and designated car parking.

Overall, this modern and well maintained apartment represents a superb opportunity for a wide range of purchasers and an internal inspection is highly recommended.

Service charge - £1934 per 12 Months
Ground Rent - £69 per 12 Months

Agents Disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

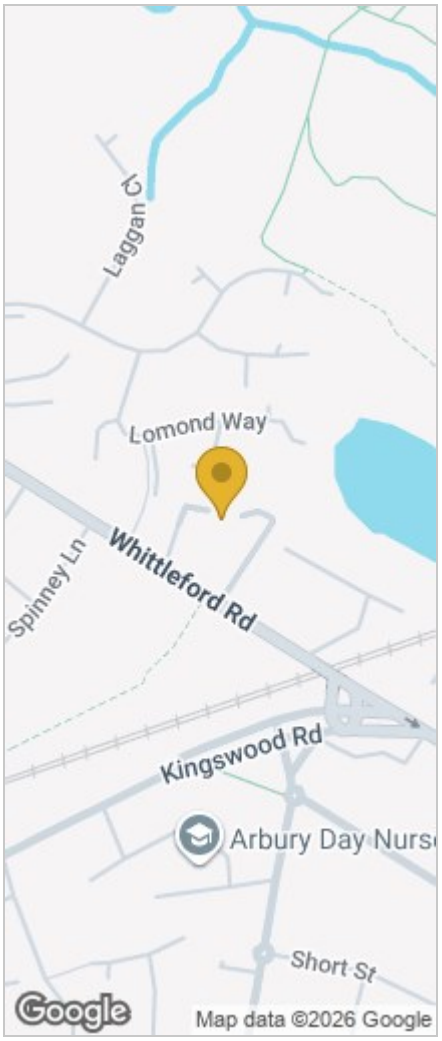




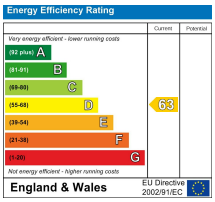


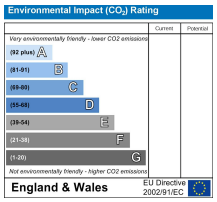
Floor Plan

Area Map



Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the Nuneaton, Bedworth and Hinckley and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.