



Meadow Court, Meadow Street, Abbey Green, CV11 5JE

£59,995



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**** GREAT INVESTMENT OPPORTUNITY ****

A purpose built first floor flat having the benefit of gas fired central heating and UPVC double glazing (as and where specified). The accommodation comprises ground floor communal entrance hall with security intercom system, first floor private entrance hall, sitting room, kitchen, bedroom and bathroom.

The property offers a great investment opportunity and is currently let at £4,800 per annum.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With security intercom system.

FIRST FLOOR

PRIVATE ENTRANCE HALL

UPVC double glazed window, entrance door, radiator and laminate flooring.

SITTING ROOM

14'4" x 11'3" plus door recess (4.37m x 3.43m plus door recess)

UPVC double glazed window, two radiators, TV aerial point, telephone point and security intercom system.

INNER HALL

Central heating thermostat, built-in storage cupboard and laminate flooring.

KITCHEN

8'5" x 7'1" (2.57m x 2.16m)

Matching range of base and wall units, roll edge work surfaces, inset single bowl stainless steel sink unit, tiling to splash backs, space and point for electric cooker with cooker hood over, radiator, UPVC double glazed window and wall mounted gas fired boiler (central heating and hot water).

BEDROOM

12'9" x 10'4" (3.89m x 3.15m)

UPVC double glazed window, laminate flooring and radiator.

BATHROOM

Matching white suite comprising panelled bath with shower and screen, low level WC, pedestal wash hand basin, UPVC double glazed window, radiator and tiling to ceiling height to all walls.

OUTSIDE

The property is situated within communal gardens and there is communal parking.

TENURE

The property is Leasehold. Term 125 years from 25 January 1982. Ground rent £10.00 per annum. We are currently awaiting confirmation of the Service charge.

Viewing

Strictly by arrangement through Loveitts Nuneaton office

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