

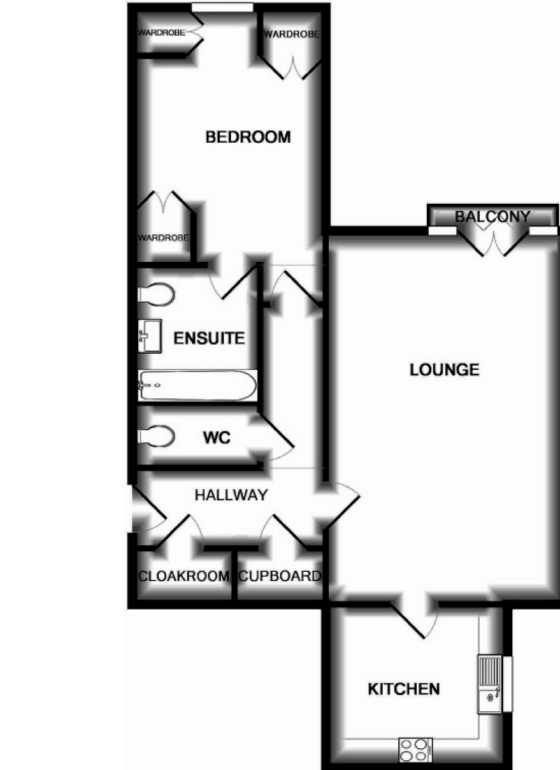


Avon Lodge, Manor Park Road, Nuneaton, CV11 5HB

£99,995



## Avon Lodge, Manor Park Road, Nuneaton, CV11 5HB



TOTAL APPROX. FLOOR AREA 57.6 SQ.M. (620 SQ.FT.)

*Plan for illustration purposes only. Not to scale.*



A superior first floor apartment situated within this very popular tree-lined road and having the benefit of electric storage heating and UPVC double glazing (as and where specified). The accommodation comprises communal entrance hall with stairs and lift, private entrance hall, fitted cloakroom, lounge/dining room with UPVC double glazed French doors and Juliet style balcony, kitchen with a wealth of built-in appliances and master bedroom suite with en-suite bathroom. The block is situated in very well maintained communal grounds, the apartment has the benefit of one allocated parking space and visitors parking spaces.

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 stairs and elevator leading to first and second floor.

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

With entrance door, video entry phone system, coved ceiling, electric storage heater, built-in storage cupboard, built-in airing cupboard housing the hot water system.

### FITTED CLOAKROOM

Matching white suite comprising low level WC, wall mounted wash hand basin with tiling over and overhead storage cupboard.

### THROUGH LOUNGE/DINING ROOM

18'2" x 11'9" (5.54m x 3.58m)

UPVC double glazed French doors with Juliet style balcony, wood strip flooring, two electric storage heaters, coved ceiling, TV aerial point and telephone point.

### KITCHEN

9'0" x 7'0" (2.74m x 2.13m)

Extensive range of base and wall units, roll edge work surfaces with inset single bowl stainless steel sink unit, tiling to splash backs, built-in electric oven, built-in electric hob with cooker hood over, built-in dishwasher, built-in washer/dryer, built-in fridge/freezer, ceramic tiled floor and UPVC double glazed window.

### BEDROOM

12'8" plus door recess x 9'9" (3.86m plus door recess x 2.97m)

UPVC double glazed window, electric storage heater and extensive range of built-in bedroom furniture comprising wardrobes with hanging rails and shelving, drawers, cupboards and bedside tables.

## EN-SUITE BATHROOM

Matching white suite comprising panelled bath with electric shower and screen, low level WC, pedestal wash hand basin, tiling to splash backs and heated towel rail.

## OUTSIDE

The property is situated in well maintained communal grounds and the property has the benefit of one allocated parking space.

## TENURE

The property is Leasehold. Term 99 years from 25 October 2002. Ground Rent £200.00 for calendar year 1 January 2019 to 31 December 2019. Service charge £1,328.00 for calendar year 1 January 2019 to 31 December 2019.

## Viewing

Strictly by arrangement through Loveitts Nuneaton office

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