

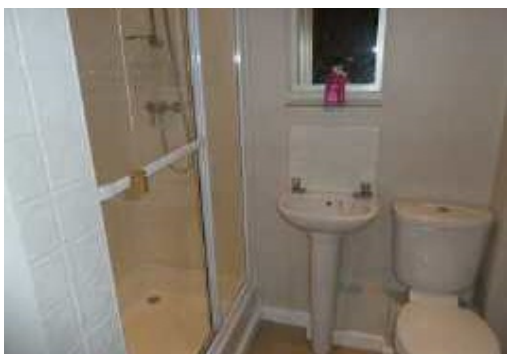


Edward Court, Edward Street, Nuneaton, CV11 5RU

**£107,000**



## Edward Court, Edward Street, Nuneaton, CV11 5RU



**\*\*ATTENTION FIRST TIME BUYERS & INVESTORS\*\*** A second (top) floor purpose built apartment having the benefit of electric underfloor heating and UPVC double glazing (as and where specified) and being situated to the rear of the block overlooking the car park. The accommodation comprises communal entrance hall with security intercom system, second floor communal landing, private entrance hall, sitting room with bay window and archway leading to kitchen with a host of built-in appliances, two bedrooms (master with en-suite shower room) and family bathroom. The property has the benefit of one allocated parking space situated in the secure car park which is accessed via remote control electric gates.

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

## SECOND FLOOR

### PRIVATE ENTRANCE HALL

With entrance door, security intercom system and telephone point.

### SITTING ROOM

14'8" into bay x 12'4" (4.47m into bay x 3.76m)

UPVC double glazed bay window, TV aerial point, telephone point, wall mounted electric fire, storage cupboard with shelving above. Archway leading to:

### KITCHEN

9'3" x 5'8" (2.82m x 1.73m)

Extensive range of matching base and wall units, roll edge work surfaces, 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 fridge, built-in washer/dryer, recessed ceiling spot lights and ceramic tiled floor.

### BEDROOM ONE

13'2" extending to 15'7" x 10'3" (4.01m extending to 4.75m x 3.12m)

UPVC double glazed window and telephone point.

### EN-SUITE SHOWER ROOM

Matching white suite comprising tiled shower cubicle with shower, low level WC, pedestal wash hand basin with tiling over and recessed ceiling spot lights.

### BEDROOM TWO

13'1" max x 8'3" (3.99m max x 2.51m)  
UPVC double glazed window.

## BATHROOM

Matching white suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin with tiling over and recessed ceiling spot lights.

## OUTSIDE

The property has the benefit of one allocated parking space in the secure car park.

## TENURE

The property is Leasehold. Term 125 years from 24 June 2004. Service charge £600.00 per annum.

## Viewing

Strictly by arrangement through Loveitts Nuneaton office

39 Church Street, Nuneaton. CV11 4AD

Tel: 024 7634 7676

email: nuneaton@loveitts.co.uk

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