

235 Heath End Road

, Nuneaton, CV10 7HQ

£875 PCM

2 2 1 B

Pointons are delighted to offer this well presented first floor apartment in a purpose built complex located on a popular road in Nuneaton close to the town centre, George Eliot Hospital as well as other local shops & amenities. This deceivingly spacious apartment offers plenty for the right tenant/s, including off-road parking, an en-suite shower room & a spacious open plan living/ kitchen area. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge/ kitchen area having integrated appliances including oven, hob & fridge/freezer, two bedrooms, master offering an en-suite shower room & a family bathroom. To the rear of the complex are two allocated numbered parking space access via secure electric gates. The landlord requests no pets / smokers. the property comes UNFURNISHED, and is available immediately EPC-B







Entrance Hall
Having entrance door accessed via a communal hallway, access is granted via a secure intercom entry phone.

Hall
Having doors off to various rooms.

Living room/ kitchen 24'11" x 13'5" (7.59m x 4.09m)
To the living area is a radiator TV point, telephone point & double glazed French double doors onto Juliet balcony. The kitchen area is fitted with a matching range of wall & base units with worktop, 1 & 1/4 bowl stainless steel sink unit having single drainer & mixer tap, integrated fridge/freezer, washing machine is to be included in the sale of the property. Fitted electric fan assisted oven, four ring induction hob with extractor fan above, vinyl flooring double glazed window to side & wall mounted gas combination boiler serving heating & hot water systems.

Bedroom 13'10" x 8'2" (4.21m x 2.50m)
Having double glazed window & radiator.

En-suite
Fitted with three piece suite with wash hand basin with taps, tiled shower cubicle and low-level WC & vinyl flooring.

Bedroom 13'10" x 7'10" (4.21m x 2.40m)
Having double glazed window to front, radiator & fitted wardrobe having hanging rail & overhead storage with mirror fronted doors.

Bathroom
Fitted with three piece suite with panelled bath with shower over taps and curtain rail, wash hand basin with taps and low-level WC and having vinyl flooring.

Outside
To the rear of the property is a car park accessed via electronic gates, having two numbered allocated parking spaces.

Tenure- Leasehold
We are advised there are approximately 110 years remaining on the lease with a ground rent of £125 per annum & a service charge of £1318.02 per annum. All points are subject to solicitor verification.

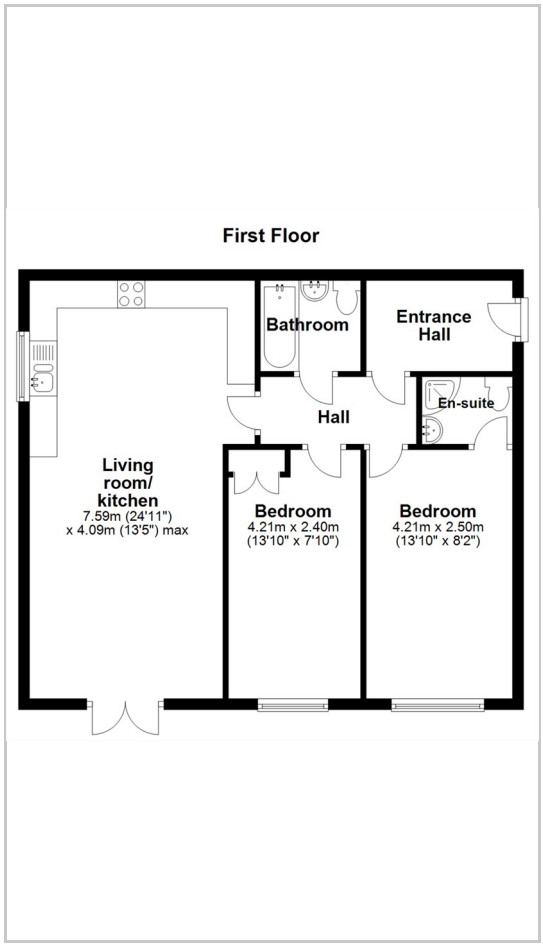
Council Tax Band-A

General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

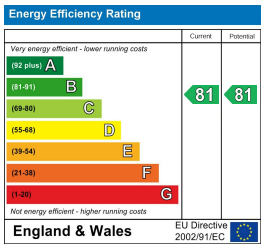
Area Map

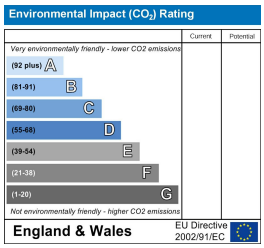


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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