## Arbury Mansion, Off Ansley Road
Nuneaton CV10 8LS
Asking Price £175,000

Pointons Estate Agents are pleased to offer this immaculately presented ground floor purpose built apartment exclusively for people 55 years and older. This property was built by local builders and has a gated private community at the end of Arbury Garth which is located at the start of Ansley Road. The property benefits from gas central heating and double glazing and the accommodation comprises Entrance hall, lounge opening into kitchen with fitted appliances to include dishwasher, washing machine and fridge freezer as well as built in electric oven and hob. There are two bedrooms both with built in wardrobes, one having an en-suite bathroom and also a shower room. Outside is a communal garden, refuge area and parking space accessed by electronic remote operated gates. This property is offered with NO CHAIN and viewings are by prior appointment via the agents.
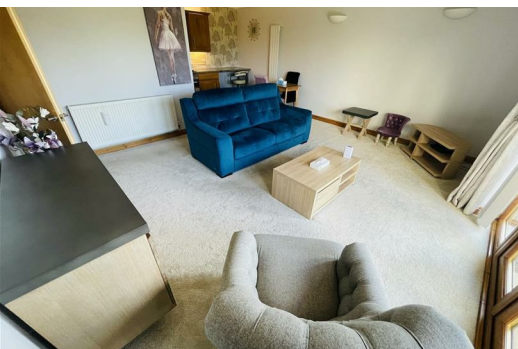
Entrance via

Communal hallway accessed by either fob, code or telephone entry system leading to apartment door into

Hall

Door to two Storage cupboards, one housing boiler supplying central heating and domestic hot water and further doors to;

Lounge/Dining Room

12'11" x 16'6" (3.94m x 5.04m)

Double radiator, telephone point, TV point, wall lights, coving to textured ceiling, double glazed French style double doors with matching side panels to rear, opening to:

Fitted Kitchen

6'2" x 13'5" (1.87m x 4.08m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, concealed lighting, integrated fridge/freezer, slimline dishwasher and washing machine, fitted electric oven and hob with extractor hood over, ceramic tiled flooring, coving to textured ceiling.

Bedroom

13'3" x 9'8" (4.05m x 2.95m)

Double glazed window to rear, radiator, coving to ceiling, double doors to Wardrobe with hanging rail, door to:

En-suite Bathroom

Fitted with three piece suite comprising panelled bath, vanity wash hand basin with cupboards under and low-level WC, tiled splashbacks, ceramic tiled flooring.

Bedroom

10'4" x 8'4" (3.16m x 2.53m)

Double glazed window to rear, built-in wardrobes with hanging rail, radiator.

Shower Room

Fitted with three piece suite comprising tiled shower cubicle, vanity wash hand basin with cupboards under and low-level WC tiled splashbacks, ceramic tiled flooring.

Outside

To the rear is a maintained garden with shrubbery, sunken pond, drying area and refuge shed. To the front is a carpark for numerous vehicle accessed by electrically operated gates

General

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. Council tax band: B

Tenure

This property is leasehold with approximately 109 year remaining. The ground rent is approximately £200p.a. and the service charge is £960p.a. and covers the gardening, communal areas, electric gates, building insurance and general maintenance to the external
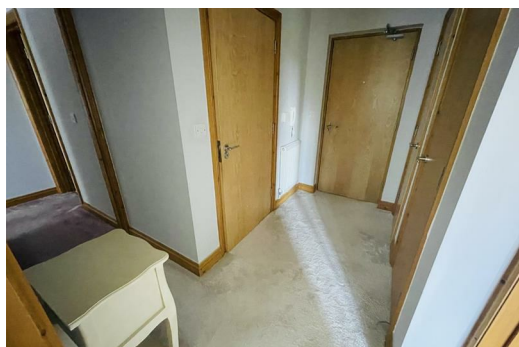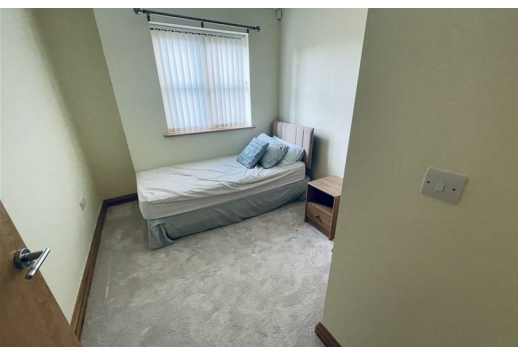
Ground Floor
Approx. -2.1 sq. metres (-22.2 sq. feet)
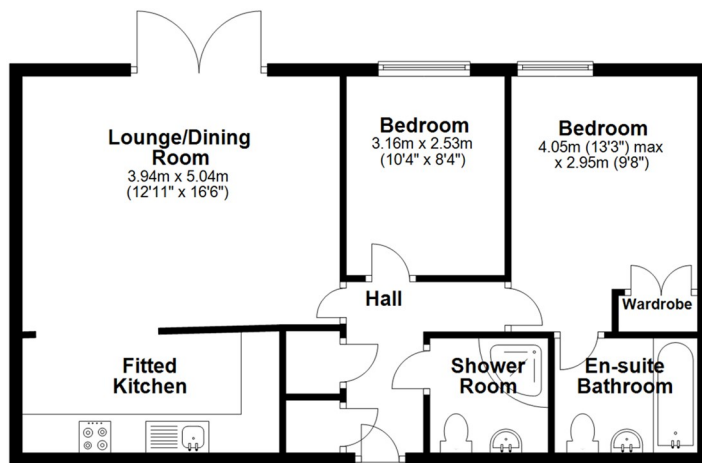
Total area: approx. -2.1 sq. metres (-22.2 sq. feet)