



**1 Arbury Mansions, Arbury Garth, Nuneaton
Warwickshire CV10 8LS
Offers Over £170,000**

*** NO UPWARD CHAIN - GATED COMMUNITY FOR OVER 55'S *** Pointons Estate Agents welcome to market this well presented two bedroom ground floor apartment located at Arbury Mansions, Arbury Garth, Nuneaton. Set back from Arbury Road on a private road lined between privately owned bungalows. The property is an over 55's complex providing gated entrance to the parking area with secure access into the communal areas and maintained grounds. In brief the property comprises of an entrance hall with two storage cupboards, living room, fitted kitchen, two bedrooms with the master holding an en suite and a bathroom, gas central heating and double glazing is throughout the residence. The property does contain a low maintenance garden to front, is offered with no upward chain and viewings are strictly via the agents. EPC C



Entrance Hall

Entrance into the complex via phone entry system, with communal doors leading to main front door of the property, with wooden flooring, radiator, phone entry system, doors off to various rooms and two storage cupboards.

Living Room

14'5" x 19'2" (4.40m x 5.83m)

With two double glazed windows to either side of the double glazed french doors which leads into garden, wooden flooring and radiator.

Kitchen

8'6" x 12'10" (2.60m x 3.90m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with taps over, fitted fan assisted oven with four ring gas hob over and extractor hood, integrated fridge/freezer, washing machine, tiled flooring and splashbacks, breakfast bar area, radiator and double glazed window to side,

Bedroom

11'6" x 9'2" (3.50m x 2.80m)

Double glazed window to rear, wooden flooring, radiator and built in storage cupboard.

En-suite

5'7" x 6'7" (1.70m x 2.00m)

Fitted with a panelled bath, hand wash basin with mixer taps, low level WC, built in storage compartments, tiled flooring and splashbacks and obscure double glazed window to side.

Bedroom

8'0" x 9'2" (2.45m x 2.80m)

With double glazed window to rear, carpeted, radiator and built in storage cupboard.

Shower Room

5'7" x 5'11" (1.70m x 1.80m)

Fitted with shower cubicle with sliding screen, hand wash basin with mixer taps, low level WC, built in storage compartments, radiator and tiled splashbacks and flooring.

Outside

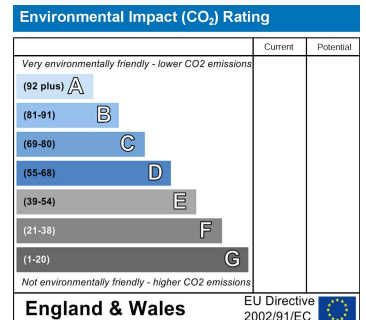
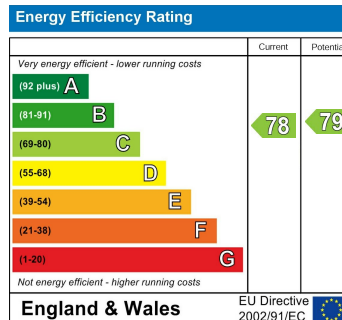
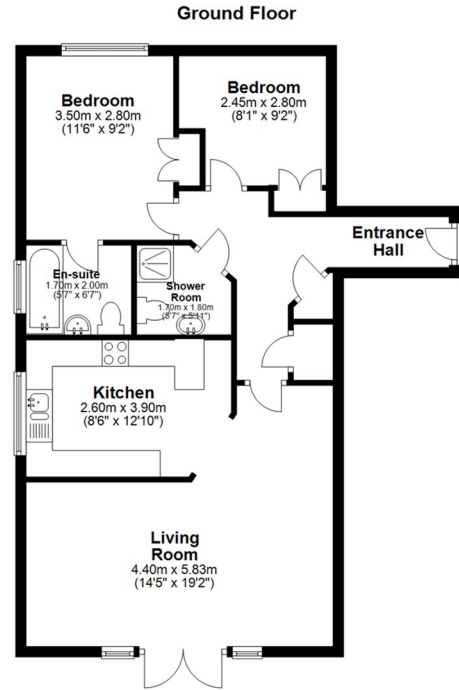
To the front of the property is an enclosed private garden with paved and shrub sections, via gated entrance, there is a car park for residents of the complex via the secure gates.

Leasehold Information

There is believed to be 125 years remaining left on the lease with a ground rent charge of £200 per annum and a service charge of £960 per annum, which shall need to be verified via the solicitors during the legal proceedings.

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.



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