



**Simon Close, Nuneaton  
CV11 4JR  
Offers Over £110,000**

\* TENANT IN SITU\* Pointons Estate Agents are delighted to offer for sale this ground floor two bedroom flat on Simon Close, Attleborough, Nuneaton, close to local shops and further amenities, having electric heating and double glazing throughout this property would make an excellent investment already holding a long term tenant in situ. In brief the home comprises of an entrance hall, living room, fitted kitchen, two bedrooms and a shower room. Offering communal gardens throughout with communal permit parking and garage en block. Viewings are strictly via the agent.



## Entrance Hall

Entrance via front door with doors off to various rooms.

## Living Room

13'9" x 11'10" (4.20m x 3.60m)

With double glazed window to rear, electric heater and door leading to:

## Kitchen

9'2" x 5'7" (2.80m x 1.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing/space for appliances and storage cupboard.

## Bedroom

12'10" x 9'10" (3.90m x 3.00m)

With double glazed window to front and electric heater.

## Bedroom

8'2" x 6'11" (2.50m x 2.10m)

With double glazed window to front and electric heater.

## Shower Room

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

Fitted with a shower cubicle, WC, hand wash basin with storage below and obscure double glazed window to side.

## Garage

En block with up and over door.

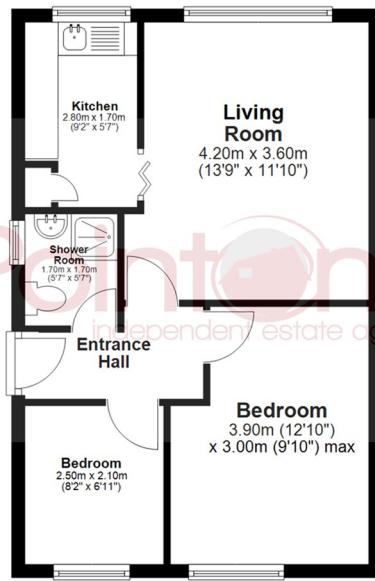
## Leasehold Information

There is believed to be 142 years remaining on the lease with a service charge of £1,404.00 per annum and null ground rent, all subject to solicitor verification.

## 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.

## Ground Floor



All floor plans are for a guide of the layout and not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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