



Pingle Court,, Attleborough Nuneaton CV11 4UT £89,950

Nestled in the charming area of Pingle Court, Attleborough, this delightful second-floor flat presents an excellent opportunity for those seeking a new home or investment. Boasting two well-proportioned bedrooms, this property offers ample space for comfortable living.

The flat is available with no onward chain, allowing for a smooth and efficient purchase process. While the property is in need of some decoration, this presents a wonderful chance for the new owner to personalise the space to their taste and style.

The location is ideal, providing easy access to local amenities and transport links, making it a convenient choice for both commuting and leisure.

Viewings are available by prior appointment, so do not hesitate to arrange a visit to explore the potential this flat has to offer. Whether you are a first-time buyer or looking to expand your property portfolio, this flat in Attleborough is certainly worth considering.



Entrance

Via communal entrance with stairs rising to second floor leading to apartment entrance

Hallway

Access to loft space, wooden laminate flooring and doors to:

Lounge/Dining Room

10'11" x 21'0" (3.32m x 6.40m)

Two double glazed windows to rear, fireplace, wooden laminate flooring.

Kitchen

8'2" x 7'6" (2.48m x 2.28m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, double glazed window to side.

Bedroom

7'6" x 10'6" (2.29m x 3.20m)

Double glazed window to side, radiator.

Bedroom

9'3" x 10'6" (2.82m x 3.20m)

Double glazed window to side, radiator

Shower Room

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap and low-level WC ceramic tiling to all walls, window to side, ceramic tiled flooring,

Outside

Around the property are communal gardens and parking spaces

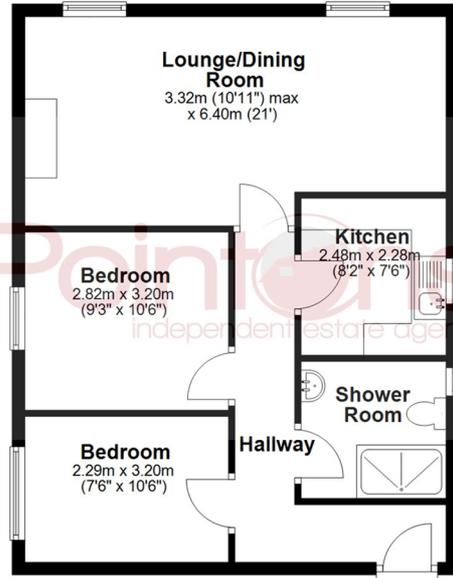
General Information

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. Council tax is band B payable to Nuneaton & Bedworth Borough Council

Leasehold Information

There is believed to be 57 years remaining on the lease with a ground rent charge of £30.00 per annum and service charge of £1697.78 per annum all subject to solicitor verification.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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