



## **Pingle Court,, Attleborough Nuneaton CV11 4UT Asking Price £99,950**

### **DRAFT DETAILS ONLY**

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,

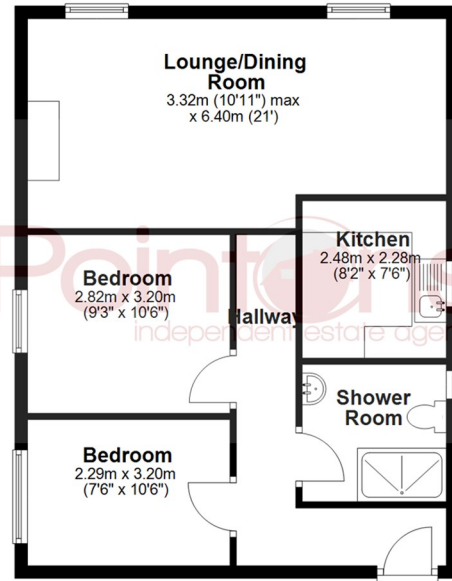
### Outside

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

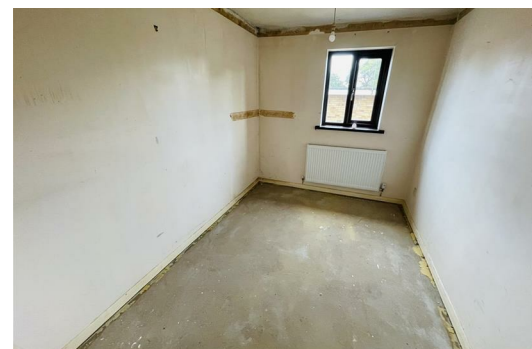
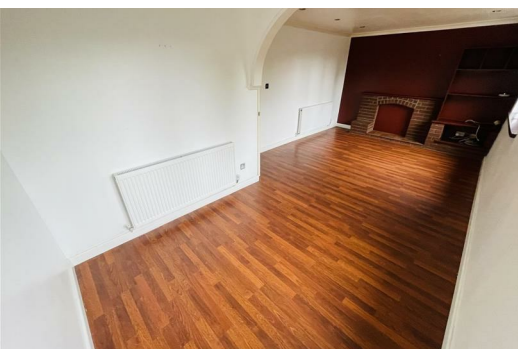
Ground Floor



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		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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