



**16 Aviemore Close, Stockingford, Nuneaton,  
CV10 7JJ**  
Asking Price £89,950

\* NO UPWARD CHAIN \* Pointons Estate Agents are pleased to welcome to market this one bedroom first floor apartment on Aviemore Close, Stockingford, Nuneaton. Close to local shops, amenities and within walking distance to George Eliot hospital. In brief the apartment comprises of an entrance hall with open store/office room, living room, kitchen, a double bedroom and bathroom. Having electric heating and double glazing throughout, outside has communal gardens and resident only parking (not allocated). Offered with no upward chain and would make an excellent investment/starter home and viewings are strictly via the agent. EPC D

**Pointons**  
independent estate agents



## Entrance Hall

Entrance via front door, carpeted, doors off to various rooms and storage cupboard.

## Store/Office 7'7" x 5'7"

With tiled flooring.

## Living Room 11'6" x 13'5"

With double glazed windows to front and side, carpeted and electric heater.

## Kitchen 11'10" x 5'11"

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with drainer and taps over, space for cooker and fridge/freezer, plumbing for washing machine and dishwasher, tiled flooring and splashback, double glazed window to front.

## Bedroom 14'9" x 10'2"

With double glazed window to side, carpeted, electric heater and fitted wardrobes.

## Bathroom 6'11" x 5'7"

Fitted with a panelled bath with shower over and screen, low level WC, hand wash basin with mixer tap, heated towel rail, tiled flooring and splashback and extractor fan.

## Outside

Entry via fob to the communal areas, with lawn and patio areas to rear, parking to side of the complex (which is for residents only but not allocated)

## Tenure

Leasehold - There is believed to be 89 years remaining on the lease, a ground rent charge of £10.00 per annum and a service charge of £552.00 per annum, all subject to solicitor verification.

## Council Tax

Nuneaton & Bedworth Borough Council - Band A

## Additional Information

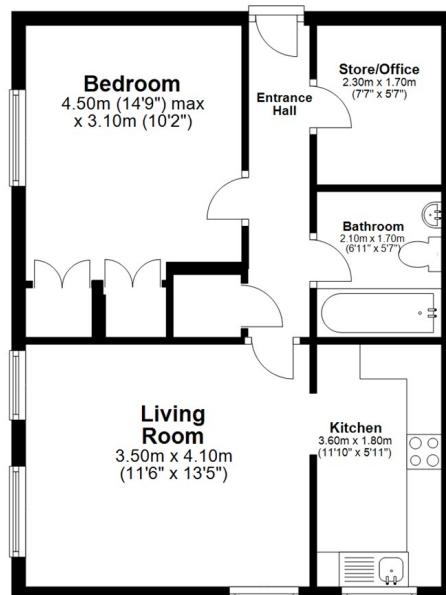
This property is currently rented out on a fully furnished basis and to be sold with the full contents remaining in the property unless a purchaser declines.

## 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

Approx. 46.8 sq. metres (503.3 sq. feet)



Total area: approx. 46.8 sq. metres (503.3 sq. feet)

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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