



Stoneleigh Court, Coton Road, Nuneaton CV11 5UQ

Guide Price £108,000

Leasehold - Nuneaton & Bedworth Council Band: A - EPC: E

*** LONG LEASE, GROUND FLOOR, PARKING & GARAGE ***

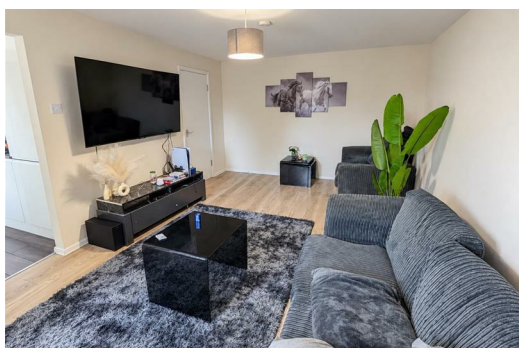
Pointons are delighted to offer for sale this well-presented ground floor apartment, situated within a purpose-built development within walking distance of Nuneaton Town Centre. The property is ideally located for convenient access to Nuneaton Train Station, bus station and excellent transport links to Coventry, Birmingham and beyond.

The apartment has been modernised to a high standard, featuring a refitted kitchen with integrated appliances, including a fridge/freezer, oven, hob and washing machine, alongside a refitted bathroom. Further benefits include a garage and communal off-road parking.

The accommodation benefits from double glazing and electric storage heaters. In brief, the property comprises an entrance hall, living room, modern fitted kitchen, two double bedrooms and a family bathroom.

Of particular interest to investors, the property benefits from a long lease in excess of 130 years, with a low ground rent and service charge. We anticipate a potential rental income of approximately £775-£800 per calendar month, making this an attractive investment opportunity with the potential to achieve a competitive rental yield.

Offered for sale with no upward chain, this property is an excellent opportunity for both first-time buyers and investors alike.



Entrance Hall

15'11" x 9'3" (4.84m x 2.82m)

Having entrance door accessed via secure telecom intercom system, HHR electric storage heater, two handy storage cupboard and doors of various rooms.

Living Room

16'6" x 10'6" (5.02m x 3.21m)

Having double glazed window, HHR electric storage heater, laminate floor and being open plan to kitchen.

Kitchen

7'9" x 11'7" (2.37m x 3.52m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and washing machine, space for dishwasher, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, dishwasher to be included, double glazed window to front and laminate flooring.

Bedroom

15'3" x 10'6" (4.65m x 3.21m)

Having double glazed window & electric heater.

Bedroom

9'3" x 9'3" (2.81m x 2.81m)

Having double glazed window, electric heater, and handy storage cupboard.

Bathroom

8'6" x 8'11" (2.58m x 2.72m)

Fitted with three piece suite with panelled bath with shower over and folding glass screen, pedestal wash hand basin with taps and low-level WC, electric heater and vinyl flooring.

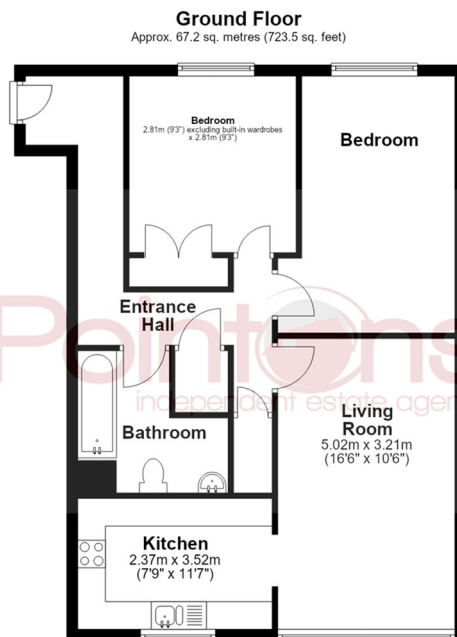
Outside

The property offers a communal garden with lawned areas, trees and benches and a communal car park, the property also offers an outside storage cupboard. The apartment offers the added bonus of having a garage and offroad parking.

Leasehold Information

We are advised there are approximately 135 years remaining

on the lease with the ground rent costing £10 per year and an annual service charge of £450 per year, leasehold information is subject to solicitor verification.



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

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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