Pointons
independent estate agents



Victoria Road, Nuneaton
CV10 0LR
£107,500

Leasehold - Band: A - EPC: C

Pointons are delighted to offer for sale this well presented two bedroom ground floor apartment. Located in the popular village of Hartshill located close to local schools, shops and amenities. The properties location also offers easy access to Nuneaton, Atherstone as well as being just a short walk to Hartshill Hayes Country park.

Situated a block of three apartments, benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, living room with separate kitchen offering integrated washing machine & cooker. There are also two bedrooms with master offering an en-suite shower room.

The property has the added bonus of offering a block paved hard standing to the front. This property would make an excellent first time buy, buy to let investment or for someone looking to downsize. Offered with no upward chain, to organize your viewing please contact us today. EPC-C







Entrance Hall
Having entrance door, radiator & handy storage cupboard.

Living Room
16'1" x 10'3" (4.91m x 3.13m)
Having double glazed window to front, further double glazed window to rear, radiator, telephone point & TV point.

Kitchen
7'5" x 11'8" (2.26m x 3.55m)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, built-in washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, two double glazed window to rear & vinyl flooring.

Bedroom
9'11" x 15'4" (3.03m x 4.68m)
Having two double glazed windows & radiator.

En-suite
Three piece suite with pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, tiled splashbacks, double glazed window to rear and vinyl flooring.

Bedroom
5'11" x 10'0" (1.81m x 3.05m)
Having double glazed window to front and radiator.

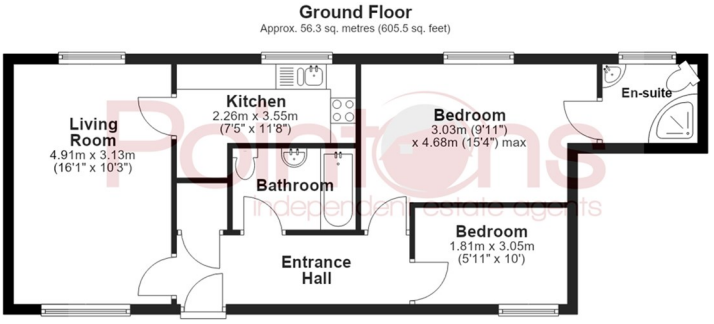
Bathroom
Three piece suite with comprising, panelled bath with shower off taps and curtain rail, pedestal wash hand basin with mixer tap and low-level WC and vinyl flooring.

Leasehold Information
We are advised there are 107 years remaining on the lease with a ground rent of £260.99 per year & a service of around £250 per year. This information is subject to solicitor verification.

Outside
To the front of the property is a block paved hard standing area.

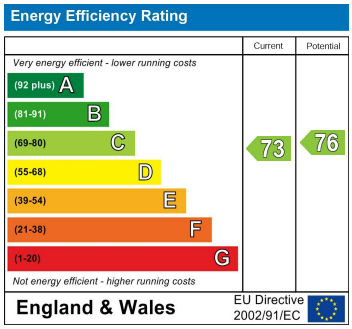
General Information

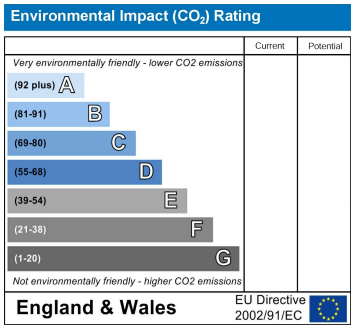
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 56.3 sq. metres (605.5 sq. feet)

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











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The Property Ombudsman