



**Penny Hapenny Court, Atherstone  
Warwickshire CV9 2AA  
£130,000**

Pointons are pleased to offer this first floor two bedroom flat overlooking the canal in the market town of Atherstone.

This ideally located property is an ideal first purchase or investment. This majority Centrally Heated and UPVC Double Glazed property briefly comprises of Communal Entrance, Hall Living Room, Kitchen, Two Bedrooms, Tile Bathroom, Parking Space and Balcony over looking the canal. Early viewing is advised to avoid disappointment.





### Hall

Having entrance door, wood effect laminate flooring, central heating radiator, storage cupboard and doors off which leads:

### Living Room

12'4" x 13'8" (3.76m x 4.17m)

Having marble feature fireplace with inset coal effect electric fire, central heating radiator, power points, UPVC double glazed flush window and UPVC double glazed door to the balcony.

### Kitchen

9'8" x 6'2" (2.95m x 1.89m)

Having a 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted units below and space/plumbing for domestic appliance. Further matching rolled top work surfaces with fitted units above and below. Flush fitted halogen hob with extractor hood above and built in oven. Tiled splash back to work surfaces, power points and UPVC double glazed flush window.

### Bedroom 1

10'3" x 10'9" (3.12m x 3.28m)

Having central heating radiator, power points, UPVC double glazed flush window and double glazed patio door to the balcony.

### Bedroom 2

6'11" x 10'1" (2.11m x 3.07m)

Having storage cupboard housing the central heating boiler, power points and UPVC double glazed flush window.

### Tiled Bathroom

5'11" x 6'2" (1.80m x 1.89m)

Being Fully tiled and having a white suite comprising of a panalled bath with shower above, wash hand basin set in a vanity unit and low level WC. Ceramic tiled floor, Chrome effect centrally heated towel rail and UPVC double glazed frosted flush window.

### Balcony

10'3" x 2'7" (3.12m x 0.79m)

Having quarry tiled flooring, mesh balustrade and views over the canal.

### Tenure

We are advised that the property is leasehold with over 970 years remaining with a quarterly service charge of £268.

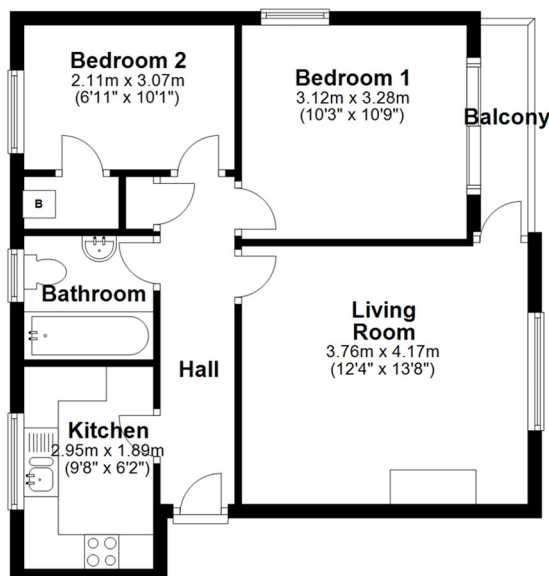
### General

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

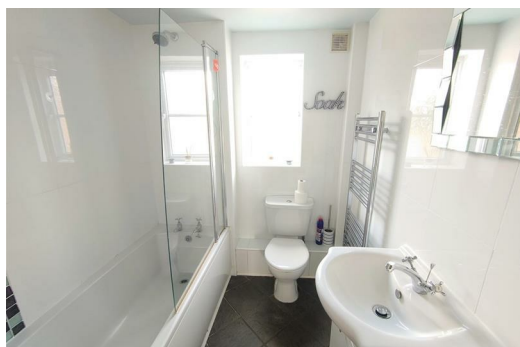
Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 50.2 sq. metres (540.3 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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