



**Lodge Close, Mancetter
Nr Atherstone CV9 1NR
Asking Price £69,950**

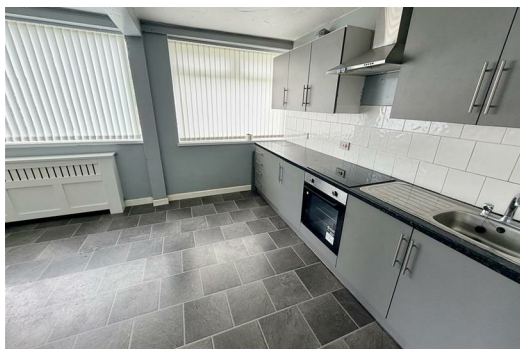
Leasehold - North Warwickshire Borough Council Band: A - EPC: C

Nestled in the charming area of Lodge Close, Mancetter, this delightful two-bedroom ground floor apartment presents an excellent opportunity for those seeking a new home or investment. The property boasts a living / kitchen area, perfect for relaxing or entertaining guests.

With two bedrooms, this apartment offers ample space for comfortable living. The bathroom is functional and ready for your personal touch. While the property is in need of some decoration, this allows you the freedom to create a space that truly reflects your style and preferences.

One of the standout features of this apartment is that it comes with no chain, making the buying process smoother and more straightforward. The current owner has an insurance policy in relation to the short length lease as the freeholder is absent without trace.

Situated in a peaceful neighbourhood, the apartment benefits from a sense of community while still being conveniently located near local amenities. This is an ideal opportunity to secure a property in a desirable location. Don't miss your chance to make this apartment your own.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

15'9" x 2'10" (4.79m x 0.87m)

Radiator, wooden laminate ceramic flooring, opening though to living kitchen and doors to:

Bedroom

10'2" x 8'8" (3.10m x 2.65m)

Double glazed window to front, radiator, textured ceiling.

Bedroom

6'4" x 8'8" (1.93m x 2.65m)

Double glazed window to side, radiator, textured ceiling.

Bathroom

12'0" x 4'5" (3.66m x 1.35m)

Fitted with three piece suite with comprising, panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to front, radiator, wooden laminate ceramic tiled flooring, textured ceiling with sunken ceiling spotlights.

Storage

2'3" x 4'5" (0.68m x 1.35m)

Storage cupboard

Living / Kitchen

12'7" x 16'7" (3.84m x 5.06m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with tiled splashbacks, space for fridge/freezer, electric fan assisted oven, four ring ceramic hob with extractor hood over, two double glazed windows to rear, radiator, wooden laminate ceramic tiled flooring, textured ceiling with sunken ceiling spotlights.

Store

4'0" x 2'0" (1.22m x 0.60m)

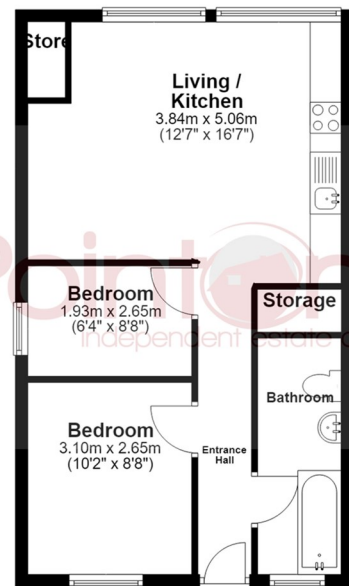
Wall mounted gas combination boiler serving heating system and domestic hot water.

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.

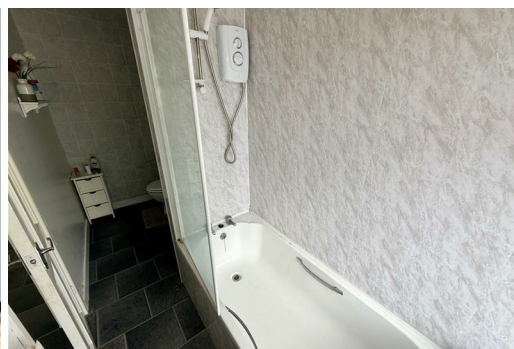
Ground Floor



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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