



**Spruce Road, Nuneaton, CV10 0LN**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* INVESTORS, FIRST TIME BUYERS OR DOWNSIZERS \*\*\* This is a modern, ground floor flat offering spacious and well presented accommodation with gas fired central heating, upvc double glazing, rear yard, parking space, and situated close to Stubbs Pool and overlooking grassed area to the front.

The flat is currently let @ £660 pcm but is available to first time buyers, downsizers or landlords looking to start or add to their portfolio with a tenant in situ and is pleasantly situated with walks, pool, road links and amenities all nearby with an early viewing recommended.

Briefly comprising: communal hall, hallway, open plan lounge / kitchen, two bedrooms, bathroom, parking and rear yard. EPC RATING C.



## Key Features

- Modern purpose built ground floor flat
- Well presented / good order throughout
- Investors or first time buyers
- Currently let @ £660pcm
- Open plan lounge / kitchen
- Two bedrooms & bathroom
- Parking & rear yard
- EPC RATING C

**£115,000**

## DRAFT PARTICULARS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

### COMMUNAL HALL

With intercom door entry phone system, stairs rising to the first and second floor flats and door to the rear yard.

### HALLWAY

With entrance door, intercom door entry phone, central heating radiator, built in store cupboard with plumbing and space for an automatic washing machine and extractor fan. Doors off to the open plan lounge / kitchen, both bedrooms and bathroom and wall mounted electric consumer unit.

### OPEN PLAN LOUNGE / KITCHEN

20'1 max x 15'7 into bay

Lounge area: with two central heating radiators, UPVC double glazed dual aspect windows and carpeted floor.

Kitchen area: being partly tiled to the walls and fitted with a comprehensive range of maple style units with stainless steel handles to two sides comprising: inset single drainer stainless steel sink with mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, built in oven, four ring hob, integrated extractor hood, space for a tall fridge freezer, plumbing and space for a dishwasher, glass display cabinet and fitted wall cupboards. Inset ceiling spotlights, UPVC double glazed bay window, vinyl floor covering and concealed within one of the wall cabinets is the boiler which supplies the domestic central heating and hot water systems.

### BEDROOM ONE

11'4 x 11'8

With central heating radiator, UPVC double glazed window and built in full height triple mirror fronted sliding door wardrobe.

### BEDROOM TWO

12'5 x 6'11

With central heating radiator and UPVC double glazed window to the rear.

### BATHROOM

Being fully tiled around the bath and half tiled to one further wall and equipped with a white suite comprising: panelled bath with mixer tap and Triton 80 electric shower fitment over, pedestal wash hand basin with mixer tap and a low flush WC. Central heating radiator, obscured UPVC double glazed window, electric shave point / light, extractor fan and vinyl floor covering.

### OUTSIDE

There is a rear yard and parking to the front and side of the block of the flat available on a first come first served basis.

### GENERAL INFORMATION

TENURE: we understand from the vendors that the property is Leasehold with vacant possession on completion.

LEASE INFORMATION: We understand that there is a 150 year lease which commenced in 2004 therefore there are approximately 129 years remaining. The ground rent is a nominal amount of £1 per annum and the service charge approximately £1750 per annum.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

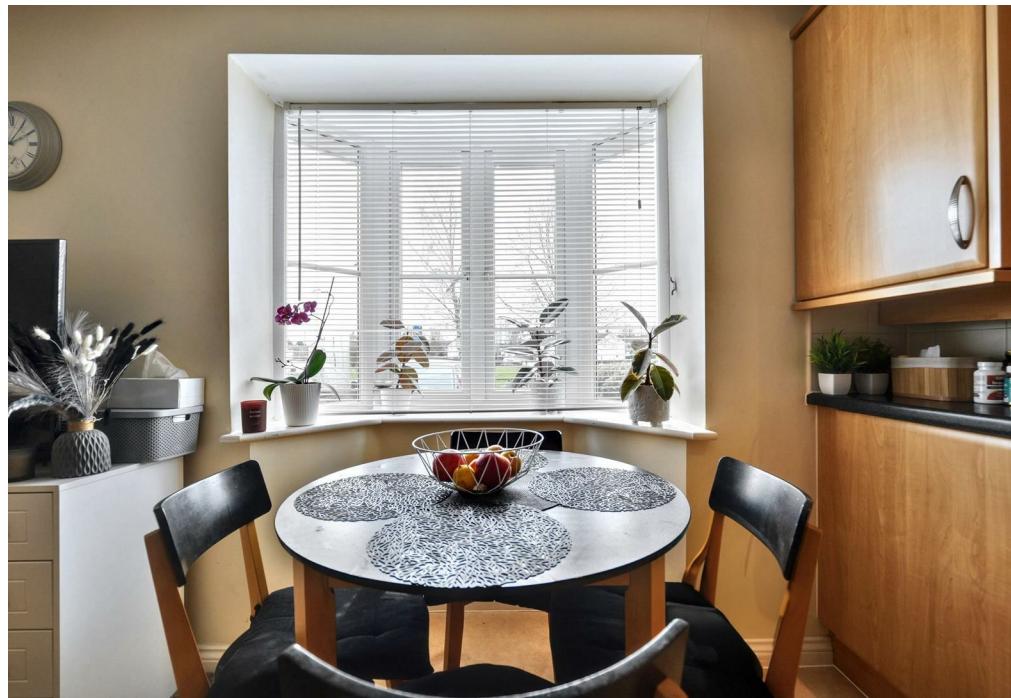
COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



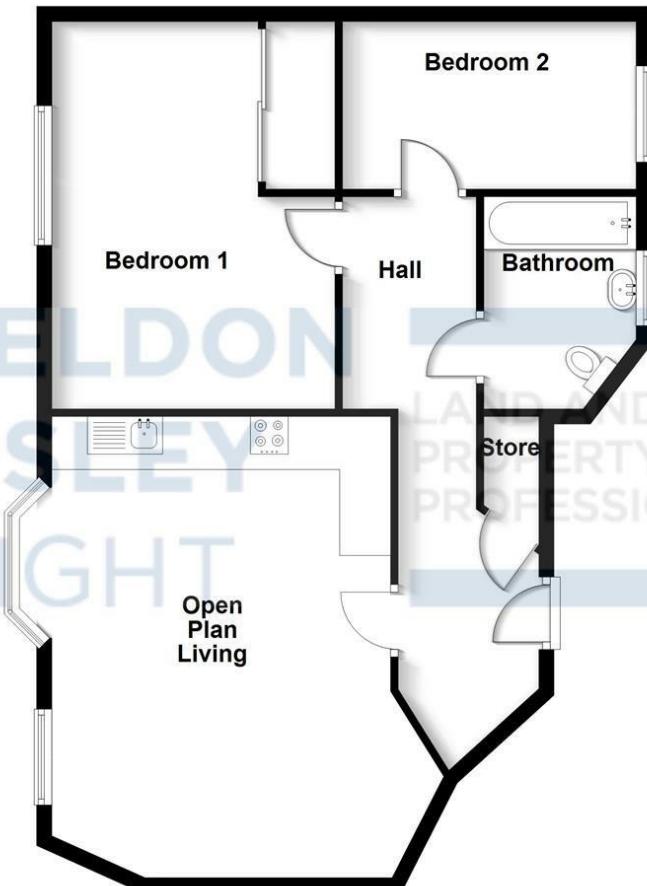




# Floorplan

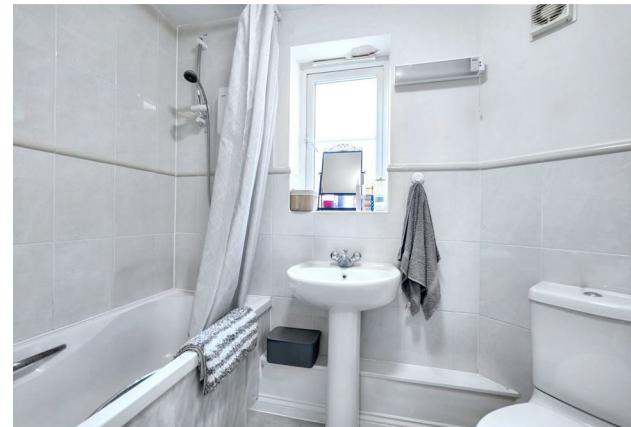
## Ground Floor

Approx. 77.0 sq. metres (828.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - B

Tenure - Leasehold

Council Tax Band -

Local Authority  
Nuneaton and Bedworth Borough  
Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew,

Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton



## To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)

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### DISCLAIMER

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