



Long Kiln Road, Nuneaton CV10 9GG Offers Over £125,000

Pointons Estate Agents are pleased to offer for sale this two bedroom apartment located on Long Kiln Road in Nuneaton. This nearly new two-bedroom apartment, built in 2018, presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a modern and well-presented interior, ensuring a comfortable living experience.

Upon entering, you are welcomed into an open-plan living area that seamlessly combines the kitchen and lounge, creating a spacious and inviting environment perfect for both relaxation and entertaining. The design maximises natural light, enhancing the overall appeal of the space.

The apartment features two well-proportioned bedrooms, providing ample room for rest and personalisation. The bathroom is thoughtfully designed, offering both functionality and style.

Additionally, the property includes an allocated parking spot, a valuable asset in today's market, ensuring convenience for residents and guests alike.

With its contemporary finish and prime location, this apartment is not only a delightful home but also a sound investment opportunity. Do not miss the chance to view this exceptional property that perfectly balances modern living with practicality.



Entrance

Via communal entrance door with intercom entry system, leading to staircase rising to second floor

Entrance Hall

Via secure door and having a radiator, wooden laminate flooring, access to loft space, doors to:

Utility

2'9" x 3'2" (0.83m x 0.97m)

Plumbing for washing machine.

Kitchen/living Room

13'3" x 20'9" (4.04m x 6.33m)

Fitted with a matching base and eye level units with worktop space over with round edged worktops with matching upstands, stainless steel sink unit with single drainer with swan neck mixer tap, plumbing for dishwasher, space for fridge/freezer, electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, concealed combination boiler serving central heating and domestic hot water, wooden laminate flooring, two double glazed windows to side and further double glazed window to front, two double radiators, multi media point including TV and telephone.

Bedroom

9'2" x 10'1" (2.80m x 3.07m)

Double glazed window to side and radiator.

Bedroom

8'4" x 17'3" (2.54m x 5.26m)

Double glazed window to side, double radiator.

Bathroom

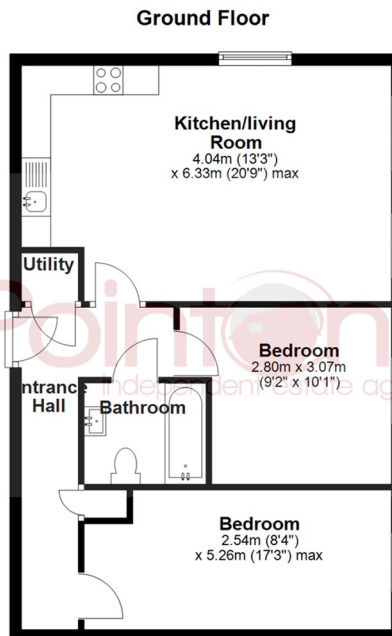
Fitted with three piece suite comprising panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, shaver point, radiator, ceramic tiled flooring.

Outside

To the rear is a allocated parking space with an EV hook-up which is isolated at source

General Information

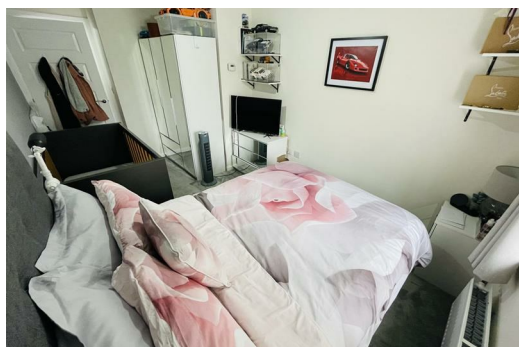
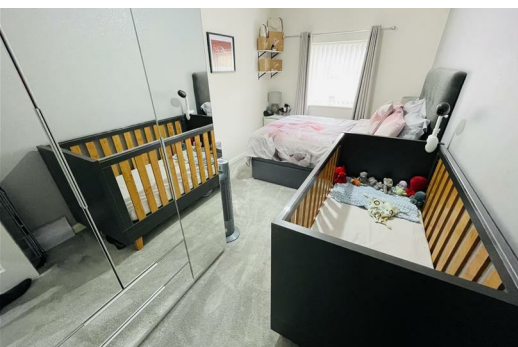
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band A payable to Nuneaton & Bedworth Borough Council.



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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