



## Trent Road, Nuneaton CV11 6JF Asking Price £110,000

We are acting in the sale of the above property and have received an offer of £110,000 on the above property.  
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Nestled on Trent Road in the charming town of Nuneaton, this delightful first-floor apartment presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Built in 2008, the property boasts a modern design and is well-maintained, ensuring a comfortable living experience.

The apartment features two inviting bedrooms, providing ample space for relaxation or study. The well-appointed reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The property also includes a contemporary bathroom, designed for both functionality and style.

One of the standout features of this apartment is the allocated parking, a valuable asset in a bustling area. Additionally, its prime location offers easy access to the town centre and the nearby train line, making commuting and local amenities readily accessible.

With vacant possession, this property is ready for you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment on Trent Road is not to be missed. Embrace the chance to own a piece of Nuneaton's vibrant community in a home that combines convenience, comfort, and modern living.



### Entrance

Via communal entrance with telephone entry system

### Hallway

Double radiator, fitted carpet flooring, central heating thermostat, entry phone, door to:

### Bedroom

9'0" x 12'4" (2.74m x 3.75m)

UPVC double glazed to side, double radiator, fitted carpet, TV point.

### Lounge/Diner/Kitchen

15'9" x 12'4" (4.79m x 3.76m)

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, fitted carpet, telephone point, cable TV point, fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer with fitted electric fan assisted oven, built-in electric hob with extractor hood over.

### Bedroom

10'0" x 9'5" (3.04m x 2.88m)

UPVC double glazed window to side, double radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin and high-level flush WC, tiled surround, uPVC double glazed window to side, double radiator.

### Tenure

Leasehold - there is believed to be 108 years remaining on the lease, a ground rent charge of £200.00 per annum and service charge of £1,400.62 per annum, all subject to solicitor verification.

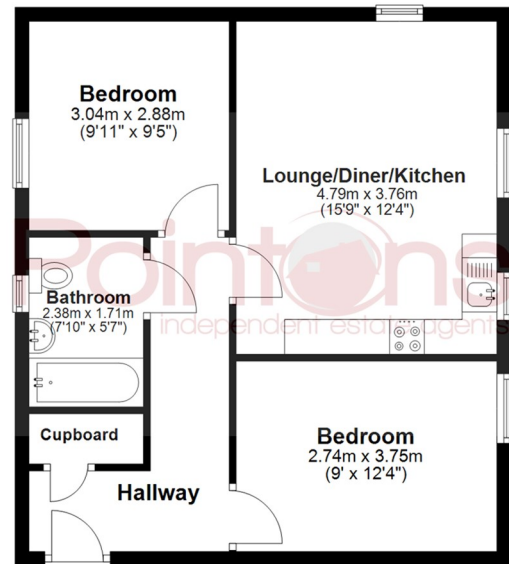
### Council Tax

Nuneaton & Bedworth Borough Council - Band A

### 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.

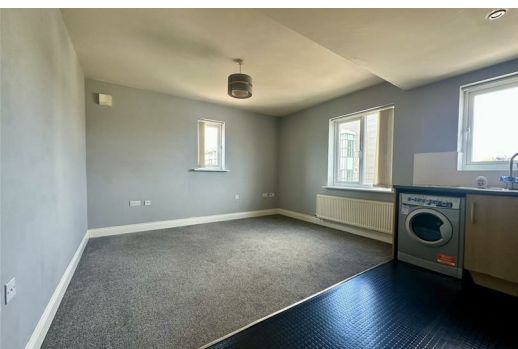
Ground Floor



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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