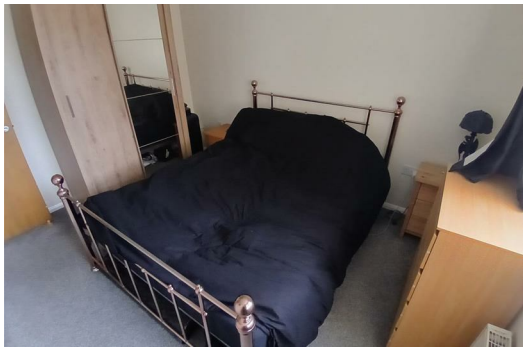
Pointons
INDEPENDENT ESTATE AGENTS

Pickering Lodge, Coleshill Road, Nuneaton
Warwickshire CV10 0QE
£110,000

Pointons Estate Agents are pleased to bring to market this two bedroom ground floor apartment at Pickering Lodge, Coleshill Road, Chapel End, Nuneaton. Close to local shops, public house, schools and amenities. The property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, fitted kitchen, two bedrooms and a shower room. Outside the property there is an allocated parking space for one vehicle. Viewings are strictly via the agent.



Entrance Hall
With entrance door, secure phone entry system, thermostat, radiator, two storage cupboards one containing combination boiler.

Living Room
17'9" x 11'0" (5.42m x 3.36m)
With double glazed window to front, radiator, television and telephone points, open plan too:

Kitchen
7'11" x 6'10" (2.42m x 2.08m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with drainer and taps, space for fridge/freezer, plumbing for washing machine, fitted electric hob with built in electric fan assisted oven with fitted extractor hood over and tiled splashbacks

Bedroom
11'10" x 9'8" (3.61m x 2.95m)
Double glazed window to front and radiator.

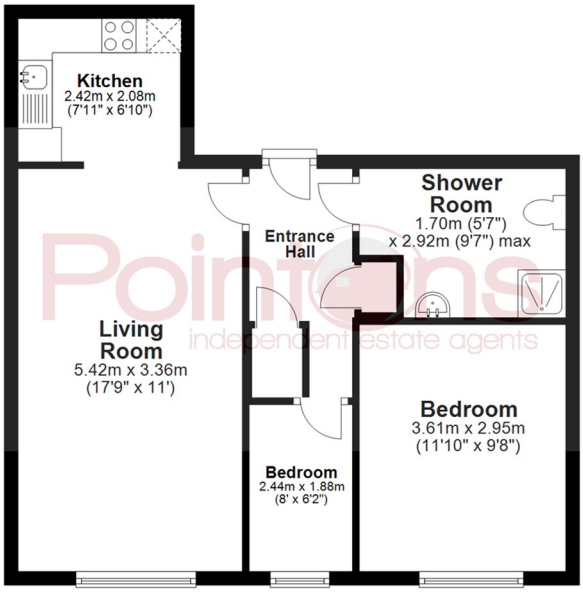
Bedroom
8'0" x 6'2" (2.44m x 1.88m)
Double glazed window to front and radiator.

Shower Room
5'7" x 9'7" (1.70m x 2.92m)
Fitted with a low level WC, hand wash basin with mixer tap and storage beneath, walk in shower with base and screen and heated towel rail.

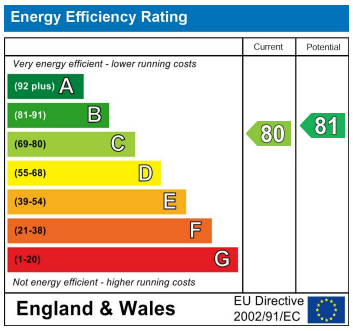
Outside
Outside the property there is one allocated parking space with a secure gated entry system.

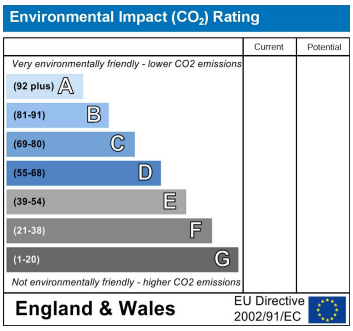
Leasehold Infomation
There is believed to be 105 years remaining on the lease with an annual ground rent charge of £200.00 and annual service charge of £1,200.01. All subject to solicitor verification.

Ground Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.





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