



**Harcourt Gardens, Dugdale Street, Nuneaton
CV11 5UR
£110,000**

Leasehold - Nuneaton & Bedworth Band: B - EPC: C

* TWO BEDROOM DUPLEX APARTMENT OFFERED WITH NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome for sale this two bedroom duplex apartment situated on the door step of the town centre, over two floors with gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, spacious lounge/dining room, well presented fitted kitchen with built in hob, hood and oven and a recently installed shower room. To the first floor via the landing are two bedrooms, both having storage and a bathroom. This property must be viewed to show the internal space on offer, offered with no chain and viewings are strictly via the agent.



Entrance Hall

With stairs from the street leading to front door with further door to:

Hallway

With doors off to various rooms, double glazed window to front and stairs off to the first floor.

Lounge/Dining Room

16'10" x 22'1" (5.13m x 6.73m)

With double glazed windows to front and side and radiator.

Kitchen

6'7" x 8'6" (2.00m x 2.60m)

Well presented kitchen fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, fitted induction hob with extractor hood over and fan assisted oven, space/plumbing for appliances, combination boiler, consumer unit and double glazed window to rear.

Shower Room

5'6" x 5'2" (1.70m x 1.60m)

Recently installed walk in shower with glass screen, low level WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to rear.

Landing

With doors off to various rooms and velux skylight.

Bedroom

13'1" x 17'5" (4.00m x 5.30m)

With three velux skylights to front and side, radiator and fitted wardrobes.

Bedroom

10'6" x 5'11" (3.20m x 1.80m)

With velux skylight to front, radiator and storage cupboard.

Bathroom

5'6" x 6'6" (1.70m x 2.00m)

Fitted with a panelled bath, low level WC, hand wash basin with mixer taps and built in storage beneath and velux skylight to rear.

Outside

Offering communal grounds and allocated parking for a single vehicle.

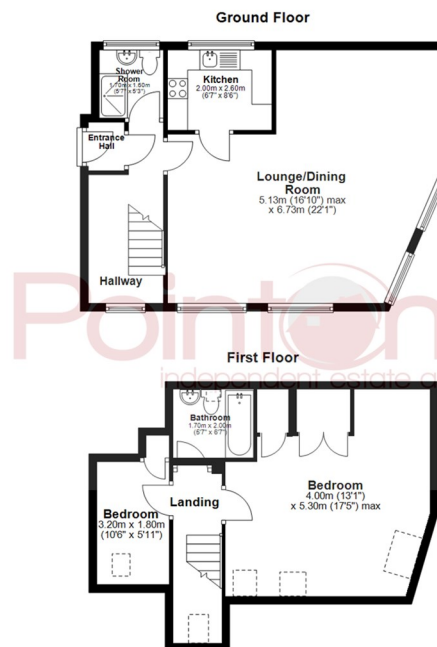
Leasehold Information

There is believed to be 94 years remaining on the lease with a

combined ground rent and service charge of £900.00 per annum, all subject to solicitor verification.

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.



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	



COVENTRY, CV1 2NT
 coventry@pointons-group.com
 024 7710 333
 Company No: 7359350

NUNEATON, CV11 4AL
 nuneaton@pointons-group.com
 024 7637 3300
 Company No: 6743033

ATHERSTONE, CV9 1AU
 atherstone@pointons-group.com
 01827 711911
 Company No: 81323250

