



Dragonfly Court, Nuneaton CV10 9BF £135,000

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

Welcome to this beautifully presented two-bedroom apartment located in the desirable Dragonfly Court, Saxon Meadows, Nuneaton. Built in 2021, this modern ground floor residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families.

Upon entering, you are greeted by a welcoming entrance hall that leads into an open plan lounge, kitchen, and dining area. This spacious layout is perfect for both relaxation and entertaining, allowing for a seamless flow between the living spaces. The kitchen is well-equipped, providing ample space for culinary pursuits.

The apartment boasts two generous double bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom features modern fixtures and fittings, ensuring a comfortable experience for all residents.

One of the standout features of this property is the allocated off-road parking, providing convenience and peace of mind. Additionally, the location is enhanced by excellent amenities and schools nearby, making it a practical choice for families. For those who enjoy outdoor activities, a recreational ground is also within easy reach.

This ground floor apartment is particularly suited for individuals who may struggle with stairs, offering easy access without compromising on style or comfort. With its modern design and prime location, this property is a fantastic opportunity for anyone looking to settle in Nuneaton. Don't miss your chance to make this lovely apartment your new home.



Entrance Hall

7'5" x 21'0" (2.26m x 6.40m)

Entrance via front door, radiator, doors off to various rooms and storage cupboard containing plumbing for washing machine.

Lounge/Kitchen/Diner

20'8" x 10'10" (6.30m x 3.30m)

With double glazed windows to side and rear. two radiators, 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, built in four ring gas hob with extractor hood fitted over and fan assisted oven, integrated dishwasher, space for fridge/freezer, combination boiler and tiled splashbacks.

Bedroom

9'2" x 12'6" (2.80m x 3.80m)

With double glazed window to rear and radiator.

Bedroom

14'9" x 8'2" (4.50m x 2.48m)

With double glazed window to rear, radiator and mirrored fitted wardrobes.

Bathroom

7'3" x 7'3" (2.20m x 2.20m)

Partly tiled suite comprising of a panelled bath with shower oven and glass screen, low level WC, hand wash basin with mixer tap and radiator.

Outside

To the front of the property there is off road parking for a single vehicle

Leasehold Information

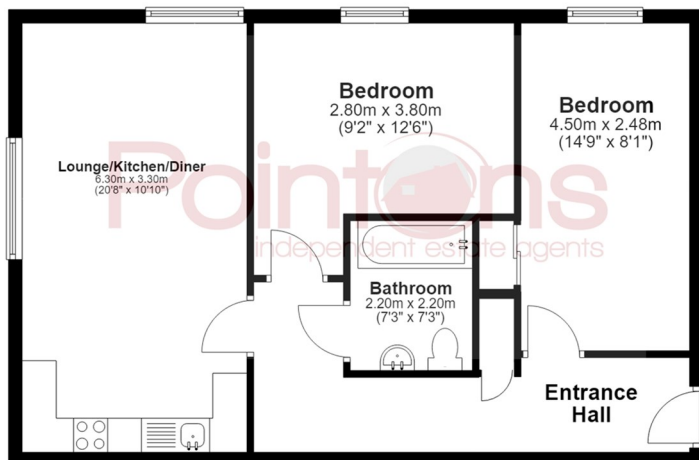
There is believed to be 990 years remaining with a service charge of £106.00 per month and a peppercorn ground rent charge of £1.00 per annum, subject to solicitor verification.

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.

Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)

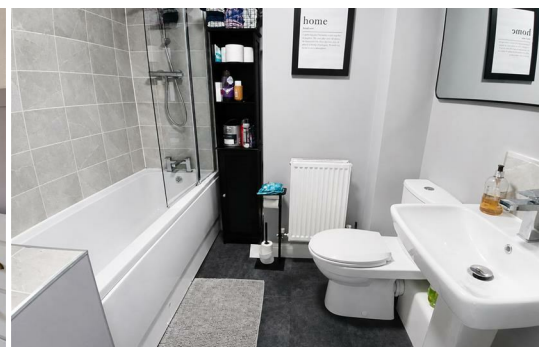


Total area: approx. 62.0 sq. metres (667.7 sq. feet)

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	81	81
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

