Pointons
independent estate agents



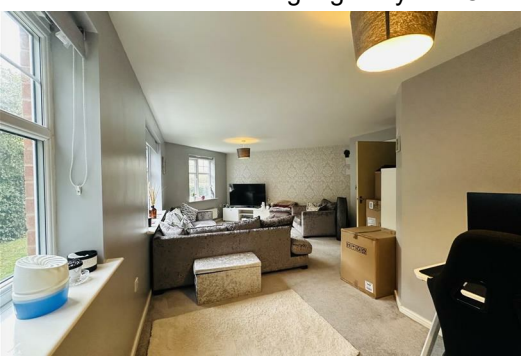
Wisteria Way, Nuneaton
CV10 7SS
£129,950

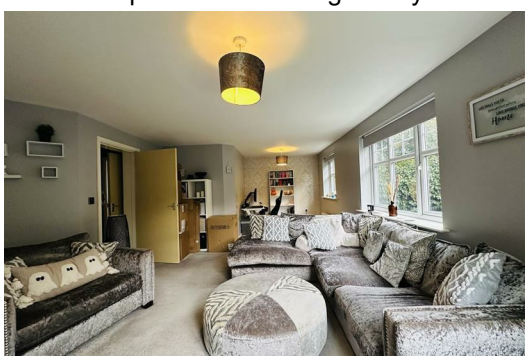
Leasehold - Band: B - EPC: C

Pointons are delighted to offer for sale this well presented, spacious ground floor apartment. Located on a quiet cul-de-sac on a popular development known as Bermuda Park built in 2006 ideally located between Nuneaton & Bedworth offering easy access to the George Eliot Hospital as well local shops, cinema, restaurants and other amenities. Benefitting from having allocated parking, separate kitchen from living, openplan lounge/diner and two double bedrooms.

Benefiting from having double glazing & gas central heating, in brief the property comprises of entrance hall, lounge/ diner, kitchen/ breakfast room, two double bedrooms and a family bathroom. The property comes with an allocated parking space.

This property would make an excellent first time buy or buy to let investment we would expect it to rent out for around £900 per month offering a good yield. Offered with no upward chain to organise your viewing please contact us today. EPC-







Entrance Hall
Access via secure intercom telephone system & communal hall. Having laminate flooring and doors off to various rooms.

Lounge/ diner
25'1 x 14 max (7.65m x 4.27m max)
Having three double glazed windows, three radiators, TV point and telephone point.

Kitchen/diner
13'2 x 9'11 max (4.01m x 3.02m max)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, electric fan assisted oven with built in gas hob with extractor hood over, plumbing for washing machine, space for fridge, plumbing for washing machine, radiator, vinyl flooring and double glazed window.

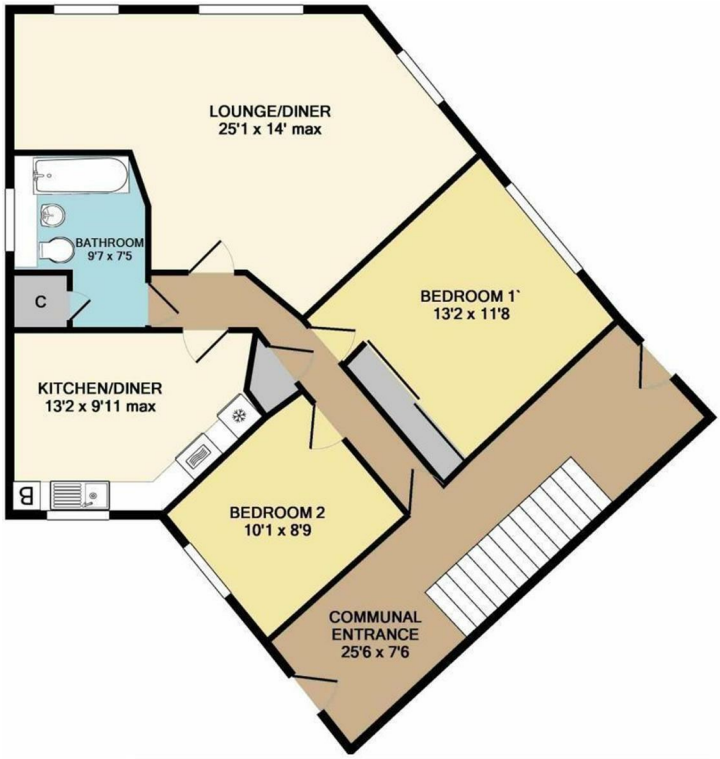
Bedroom
13'2 x 11'8 (4.01m x 3.56m)
Having double glazed window, radiator and fitted wardrobe having hanging rail and overhead storage with mirror fronted sliding doors.

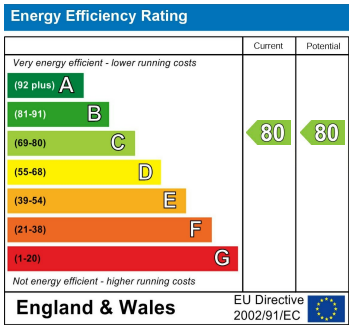
Bedroom
10'1 x 8'9 (3.07m x 2.67m)
Having double glazed window and radiator.

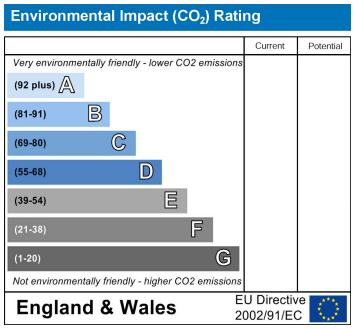
Bathroom
Fitted with three piece suite comprising of paneled bath with shower over, pedestal wash hand basin with mixer tap, low level W.C, radiator, double glazed window and vinyl flooring.

Outside
The property offers an allocated parking space and communal garden.

Leasehold Information
We are advised there are approximately 126 years remaining on the lease with a ground rent of £260 per year and a service charge of £1719 per year, this information is subject to solicitor verification.













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