



 **2**
Bedrooms

 **1**
Bathroom



***** GOOD TO KNOW *****

- * COUNCIL TAX BANDING - A
- * EPC RATING- TBC
- * NO ONWARDS CHAIN.
- * YEARS REMAINING ON THE LEASE
- * GROUND RENT CHARGES - £50 TO £100 PER YEAR
- * SERVICE CHARGES - N/A

The vendor will require a non refundable £4,000 deposit to be paid directly to the solicitors to remove the property from the market.

*****CASH BUYERS ONLY & PERFECT INVESTMENT PROPERTY******

Suttons are pleased to bring this first floor two-bedroom maisonette to the sales market, located in the area of Camp Hill, Nuneaton.

Briefly comprising of Entrance hallway, kitchen, living room, bathroom, and two bedrooms.

No gas in the property but 2x electric heaters/

Room Measurements

Living room - 11.2ft Width / 14.3ft Length

Bedroom 1 - 6.5ft width / 10.9ft length

Bedroom 2 - 10.2ft width / 12.8ft length

Kitchen - 10.4ft length / 5.8ft width

Bathroom - 6.4ft width / 5.4ft length

***** GOOD TO KNOW *****

* COUNCIL TAX BANDING - A

* EPC RATING- TBC

* NO ONWARDS CHAIN.

* YEARS REMAINING ON THE LEASE - 54 YEARS

* GROUND RENT CHARGES - £50 to £100 per year

* SERVICE CHARGES - N/A

The vendor will require a non refundable £4,000 deposit to be paid directly to the solicitors to remove the property from the market.

Contact Gina today on 02476525111 / gina@suttonsestates.com to arrange a viewing

