



Flat 9 Silken Court, 73 Marlborough Road, Nuneaton, CV11 5PG

£105,000

cartwright

hands

# Silken Court

Marlborough Road, Nuneaton, CV11 5PG

- Two Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom
- EPC C (76)
- Council Tax Band A

This two bedroom top floor apartment is situated conveniently within easy reach of the city centre. The accommodation features: entrance hall, living room, fitted kitchen, two bedrooms, bathroom with bath and separate shower cubicle. The property is offered with no onward chain.



### **Hallway**

Door to front, doors to living room, bedrooms and bathroom, two storage cupboards, entry phone.

### **Living Room/ Dining Room**

Two double glazed windows, two radiators, door to kitchen.

### **Kitchen**

Double glazed window, range of wall and base unit cupboards, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, integrated electric oven and four ring gas hob with cooker hood.

### **Bedroom 1**

Double glazed window, radiator, built in cupboards.

### **Bedroom 2**

Double glazed window, radiator.

### **Bathroom**

Panelled bath & separate shower cubicle, low level WC, wash hand basin, radiator.

### **Tenure Leasehold**

The property is leasehold with 103 years remaining on the lease. PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

### **Service charge**

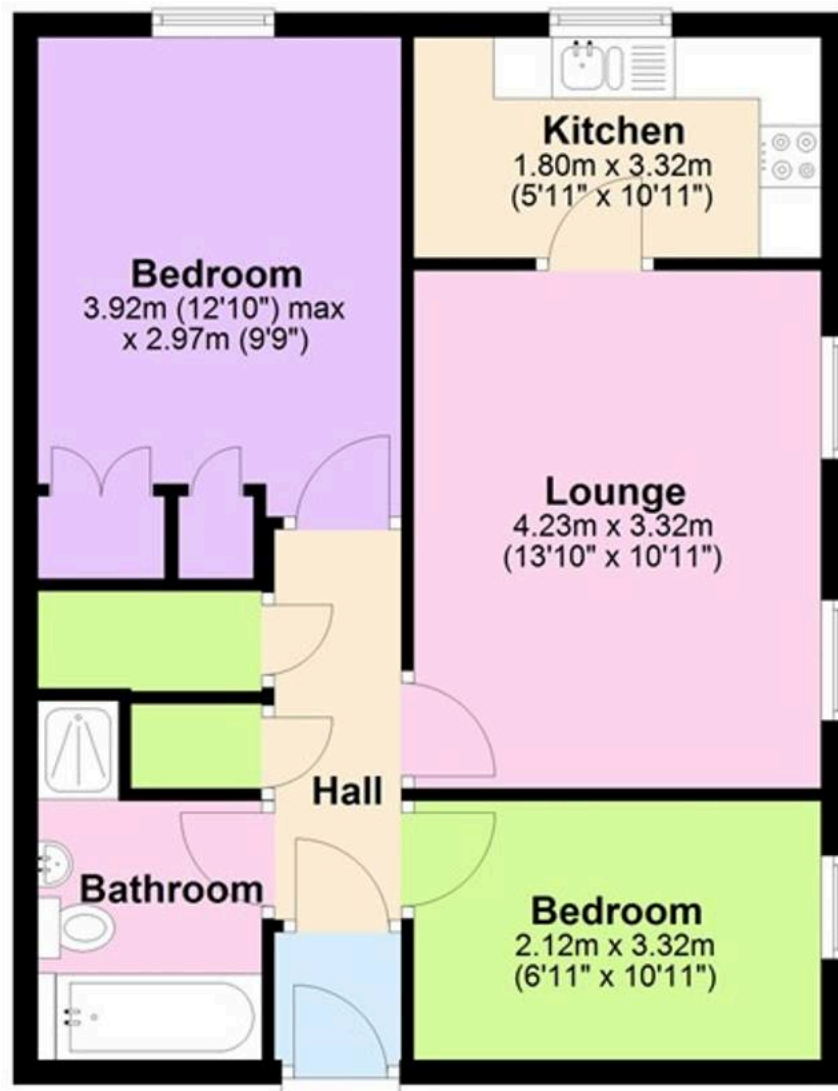
£1332.58 per year. ( This must be checked with solicitors)  
Ground Rent £75.00 per year (This must be checked with solicitors)

Council Tax Band is A. Nuneaton & Bedworth.



## Top Floor Flat

Approx. 53.3 sq. metres (573.9 sq. feet)



Total area: approx. 53.3 sq. metres (573.9 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Please ask the Agent regarding Rights & Restrictions. Only those items mentioned in these sales particulars are included in the sale. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.