



Flat 2 Silken Court, 67 Marlborough Road, Nuneaton, CV11 5PG

£99,950

cartwright

hands

## Flat 2 Silken Court,

67 Marlborough Road, Nuneaton

- Ground Floor Flat
- One Bedroom
- Living Room
- Kitchen/Diner
- Bathroom
- No Chain
- EPC C (74)

This is an ideal first time buyer or investment property, located within easy reach of the city centre and the local shops and amenities. This ground floor flat features: entrance hall, living room, kitchen/diner, bedroom & bathroom. The property is offered with no chain.



### **Entrance Hall**

Door to front, doors to bedroom, living room & bathroom.

### **Lounge**

Double glazed windows to front, fire place, TV point, radiator, door to Kitchen/diner.

### **Kitchen/Diner**

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, integrated electric oven, integrated four ring gas hob with cooker hood, wall mounted gas central heating boiler, plumbing for washing machine, space for fridge/freezer, radiator.

### **Bedroom**

Two double glazed windows to front, built in wardrobes, radiator.

### **Bathroom**

Panelled bath, low level WC & wash hand basin.

### **Tenure**

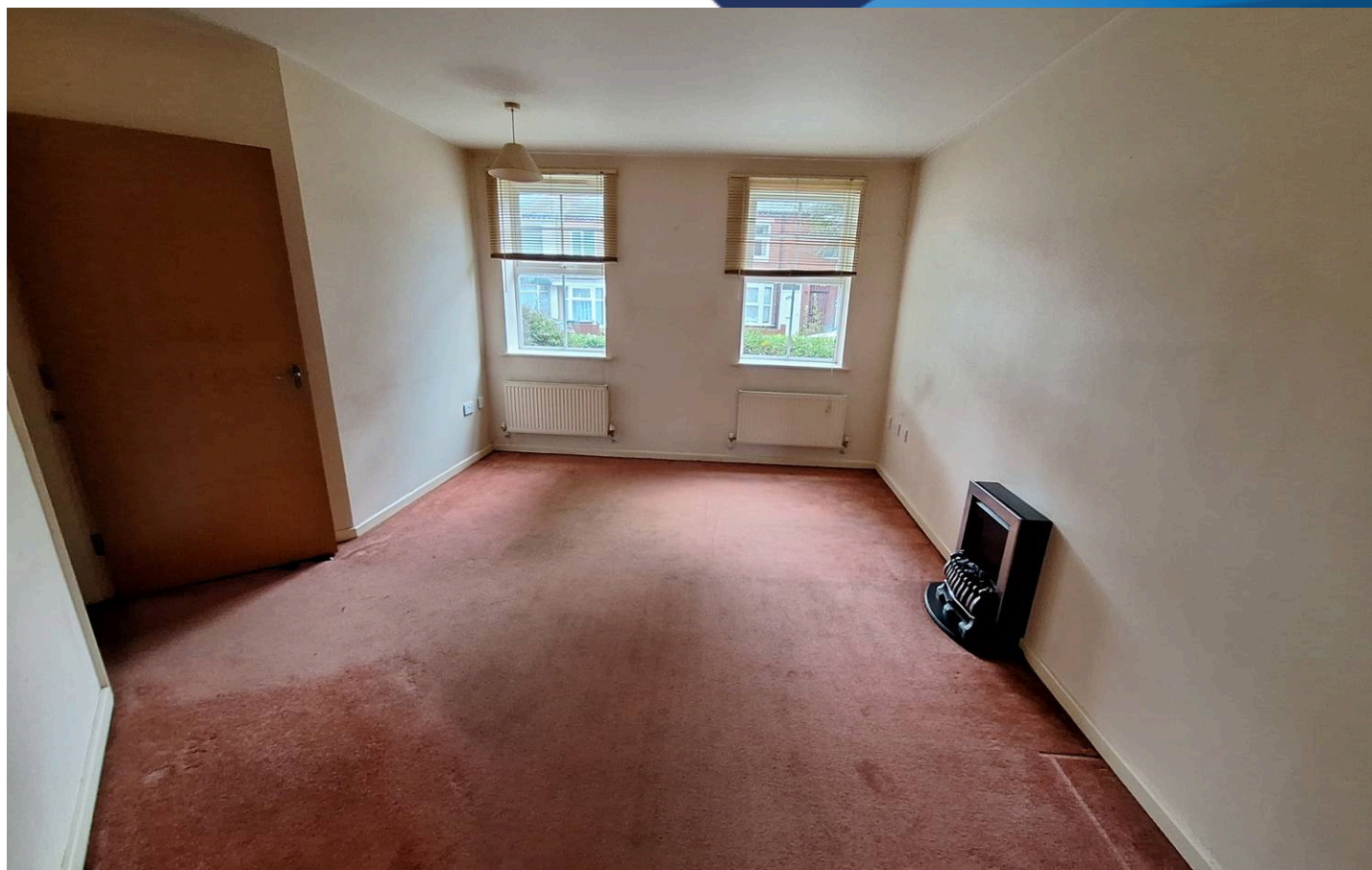
The property is Leasehold. 125 years from 1st April 2002, 103 years remaining. Service charge £1332.58 per year Ground Rent £75.00 per year

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.

### **Services**

We believe all mains services are connected to the property (not tested).

**Council Tax Band A. Nuneaton & Bedworth**



## Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 47.7 sq. metres (513.4 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 Note

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. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. 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.

The logo for Cartwright Hands is a rounded rectangle divided into two horizontal sections. The top section is red with the word 'cartwright' in white lowercase letters. The bottom section is dark blue with the word 'hands' in white lowercase letters.

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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.