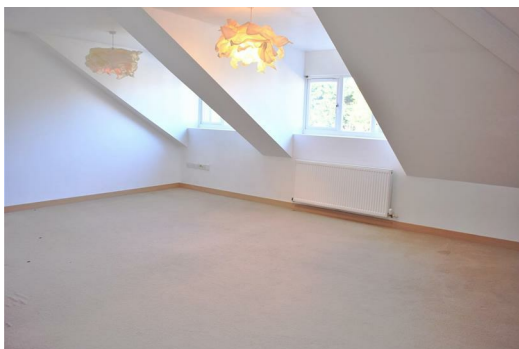




**14B Heathside, Heath End Road, Stockingford  
Nuneaton CV10 7HQ  
Asking Price £109,995**

Pointons Estate Agents are pleased to offer this modern purpose built two bedroom second floor (top floor) apartment situated within close proximity to George Eliot hospital and A444 commuting links. Benefiting from double glazing and gas central heating, the property offers spacious and well planned accommodation throughout which in brief comprises secure communal entry, entrance hall, open plan lounge/diner and kitchen, two bedrooms, master having en-suite facilities, and bathroom. Outside there is one secure allocated parking spaces to the rear aspect.

We offer this property with no upward chain, an internal inspection is highly recommended to appreciate the accommodation on offer. EPC-C



### Entrance Hall

Having entrance door, radiator, central heating thermostat, Burglar Alarm control panel, access to loft with pull down metal ladder and doors off to various rooms.

### Lounge/dining/kitchen

21'1" x 21'0" (6.43m x 6.39m)

Lounge area having TV point, telephone point, two double glazed windows and video entry intercom phone. The kitchen area is fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, built-in fridge/freezer, plumbing for washing machine and dishwasher, fitted electric fan assisted oven, built-in gas hob with pull out extractor hood over, skylight and laminate flooring.

### Bedroom

14'8" x 13'3" (4.47m x 4.04m)

Double glazed window to front, radiator, telephone point, TV point and storage to the eaves.

### En-suite Shower Room

Fitted with three piece suite with tiled shower cubicle, pedestal wash hand basin with taps and tiled splashbacks and low-level WC, skylight, radiator and laminate flooring.

### Bedroom

13'5" x 10'2" (4.10m x 3.10m)

Double glazed window to front, fitted fitted double with full-length mirrored doors, hanging rails and overhead storage, radiator and TV point.

### Bathroom

Fitted with three piece suite with panelled bath with shower hand shower attachment off, taps and curtain rail, pedestal wash hand basin with taps and low-level WC, tiled splashbacks, radiator and vinyl flooring.

### Outside

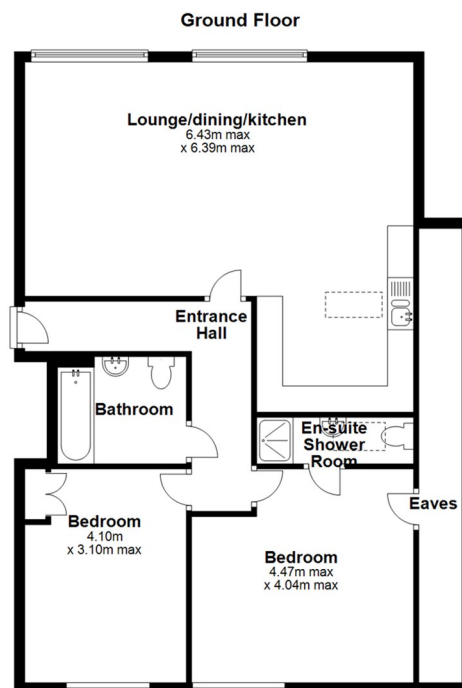
To the rear of the property is an allocated number parking space entered via a secure electric gate for residents.

### Leasehold

We are advised there are approximately 112 years remaining on the lease with a ground rent charge of £62 payable every 6 months and a service charge of £485 also payable every 6 months. Both the lease length & both charges are 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.



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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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