



**8 Winterton Road, Bulkington  
Bedworth CV12 9RD  
Asking Price £85,000**

Pointons are delighted to offer this two bedroom ground apartment location in a purpose built complex location in the popular village of Bulkington ideally located between Nuneaton & Bedworth. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall access via secure communal area, lounge, kitchen, two bedrooms & a family bathroom. To the rear of the complex is a garden for this apartment. This property would make an excellent buy to let investment & we would expect the property to rent out for around £575 per month. Offered with no upward chain to organise your contact us today. EPC-D

### Entrance Hall

having door accessed via a secure communal area, Laminate flooring & doors off to various rooms.

### Lounge

12'10" x 13'9" (3.91m x 4.19m)

Double glazed bay window to front, laminate flooring, telephone point, TV point & storage cupboard.

### Kitchen

8'7" x 13'9" (2.62m x 4.19m)

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 mixer tap, plumbing for washing machine, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring hob, double glazed window to rear & vinyl flooring.

### Bedroom

11'11" x 6'11" (3.64m x 2.10m)

Double glazed window to rear, radiator & laminate flooring.

### Bedroom

11'5" x 11'11" (3.47m x 3.64m)

Double glazed window to front & double glazed window.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin with taps and low-level WC, double glazed window to rear & vinyl flooring.

### Outside

To the rear of complex is a garden allocated to the property that lawned.

### Lease Information

We are advised there are 107 years remaining on the property with an annual service charge of £525.14 both points 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.

### COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this

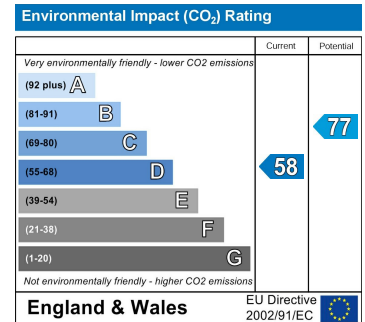
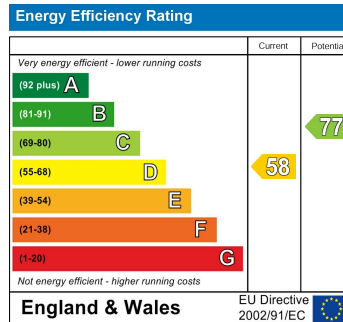
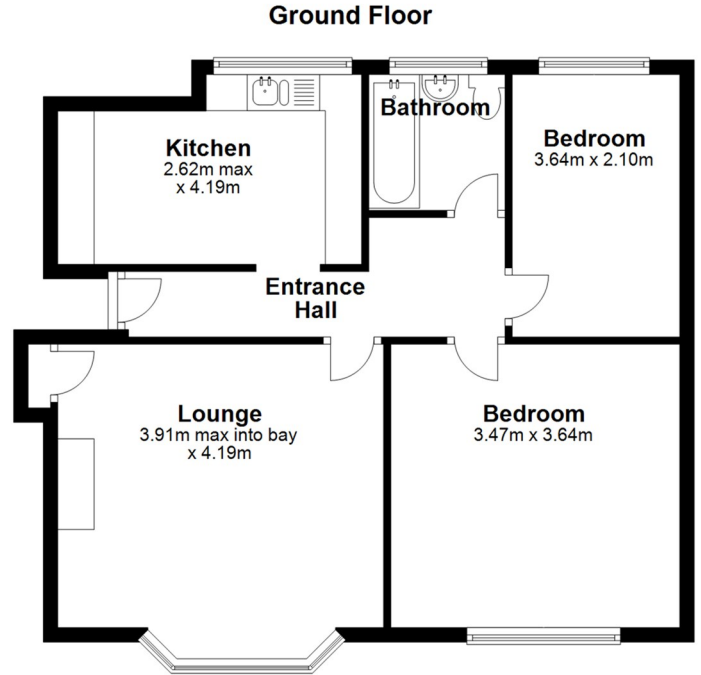
property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



[www.pointons-group.com](http://www.pointons-group.com)

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