

Stoneleigh Court, Coton Road, Nuneaton CV11 5UQ  
Offers In The Region Of £105,000

**archerbassett**  
LETTINGS AND SALES



**\*\* GARAGE INCLUDED \*\*** A recently redecorated and well presented two double bedroom second floor flat with double glazing and electric heating throughout which is located within walking distance to Nuneaton Town Centre. Comprising of a spacious living area, a modern fitted kitchen with a range of wood effect wall and base units and integrated oven and hob, a part tiled bathroom featuring a shower cubicle with electric shower, W/C and hand wash basin. Other benefits include off road parking, garage with new roof and communal grounds which have security surveillance.

**Kitchen**  
**7'8" x 11'0" (2.34m x 3.36)**

Double glazed window, generously sized kitchen with a range of wood effect wall and base units, with integrated hob and oven.

**Lounge**  
**16'5" x 10'9" (5.02m x 3.30m )**

Double glazed window to front, spacious lounge with carpet.

**Bedroom 1**  
**12'4"n x 9'11" (3.76mn x 3.03m)**

Double glazed window to rear with views of communal grounds. Large double bedroom with fitted wardrobes and carpet.

**Bedroom 2**  
**9'1" x 8'10" (2.77m x 2.71m )**

Double glazed window to rear, good size double room with carpet.

**Bathroom**  
**6'3" x 7'10" (1.92m x 2.40)**

Generously sized part tiled bathroom with white suite to include shower cubicle with electric shower, W/C and hand wash basin.

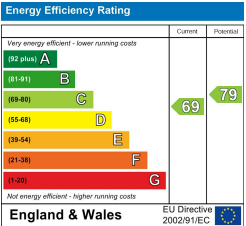
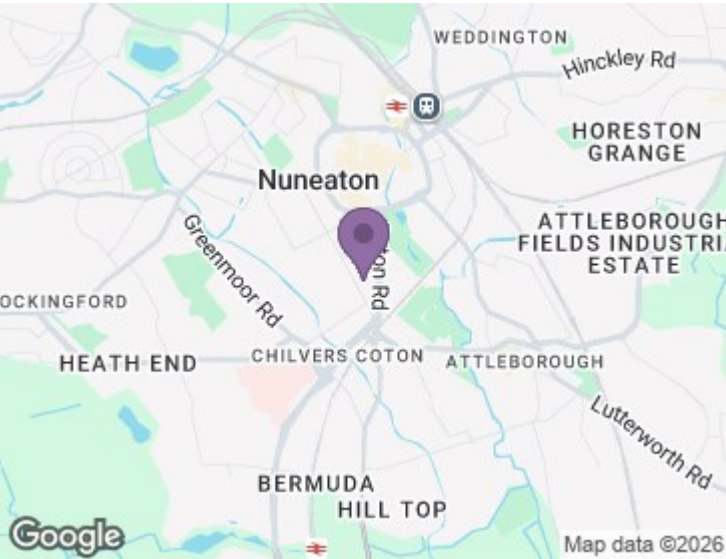
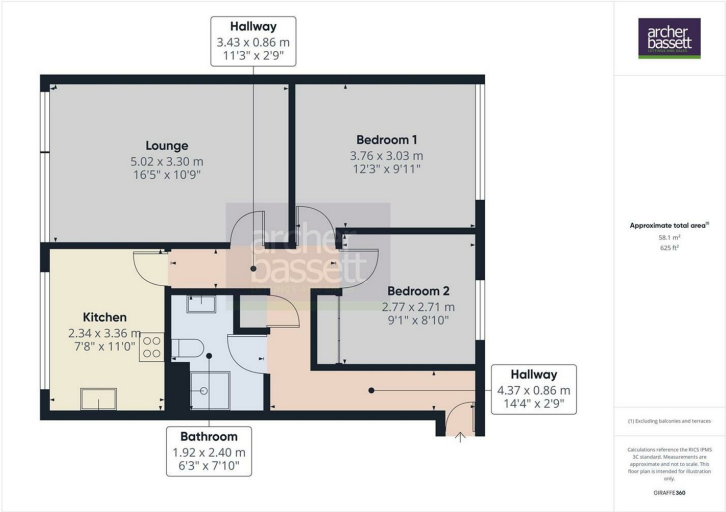
**Viewings**  
Viewings are strictly by appointment only via Archer Bassett.

**DISCLAIMER**

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**Tenure - Leasehold**  
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

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  - 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
  - 3. These particulars do not constitute part or all of an offer or contract.
  - 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
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