Lot 139-140

87/87A, Aston Road, Nuneaton, Warwickshire, CV11 5EJ

By order of the LPA Receivers



All enquiries Ref: Kristian Georgiou



- **TO BE OFFERED AS SEPARATE LOTS**
- **Pair of long leasehold self-contained flats requiring modernisation**
- **Full vacant possession**



Location:

The property is situated on Aston Road. Aston Road is a mixed residential and commercial street located close to Nuneaton town centre. Public transport links include Nuneaton Mainline Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A444 and M6 motorway network. Shopping amenities can be found locally within Nuneaton Town Centre, with an extensive range of shops, bars and restaurants being found in Nuneaton. Recreational pursuits can be found locally at the open spaces of Riversley Park. This is the style typically used in auction particulars and should read well alongside the remainder of the listing.

Accommodation:

Lot	Unit	Accommodation	EPC	Council tax
139	87 ground floor	One bedroom, reception room, kitchen, bathroom, separate WC	E	A
140	87A first floor	One bedroom, reception room, kitchen, bathroom, separate WC	G	A



Lease:

Each held on a long lease for a term of 999 years from 1 January 2008

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



