Pointons
independent estate agents



Nod Rise, Coventry
CV5 7JN
Offers In The Region Of £190,000
Leasehold - Coventry City Band: B - EPC: C

SUPERB OPPORTUNITY TO BUY THIS GROUND FLOOR APARTMENT WITH GAS CENTRAL HEATING

Pointons estate agent are pleased to offer for sale. This charming two-bedroom flat at Cartmell Court, located in the sought-after location of mount Nod on Nod Rise. The property offers a fantastic opportunity for modern living with the added benefit of gas central heating and local amenities with in a 5 minute walk from the apartment

The large lounge/dining room is a highlight, offering plenty of room for relaxation and entertaining. The room boasts patio doors that open out onto a generous balcony, providing beautiful views of the well-maintained communal gardens.

The flat features a modern three piece suite bathroom with a bath and shower over, The kitchen is a great size, offering ample space for all your appliances and providing a fantastic area for cooking and modern living. It's a spacious, square-shaped room.
The property features two spacious bedrooms, both with built-in wardrobes.

Other features include double glazing throughout and gas central heating. The property comes with allocated parking and a garage, which can be used for storage or parking a car.







Entrance Hall
8'4" x 4'4" (2.55m x 1.33m)
Main entrance into the apartment, storage cupboard with sliding door, telephone intercom, doors to:

Lounge
12'0" x 17'9" (3.65m x 5.41m)
Tv and internet ports, coving to ceiling, radiator to rear and side, sliding door to balcony, doors too:

Kitchen
8'4" x 9'7" (2.55m x 2.91m)
Fitted with matching base and eye level units, worktop with 1 & 1/2 stainless steel sink with drainer an mixer tap, integrated gas oven/hob and extractor fan, space and plumbing for washing machine and dryer, space for fridge and freezer, window to front, tiling to all walls above worktop.

Bedroom 1
11'8" x 10'8" (3.55m x 3.26m)
Window and radiator to side, integrated wardrobe's

Bedroom 2
11'8" x 7'5" (3.55m x 2.25m)
Window and radiator to side, integrated wardrobe's

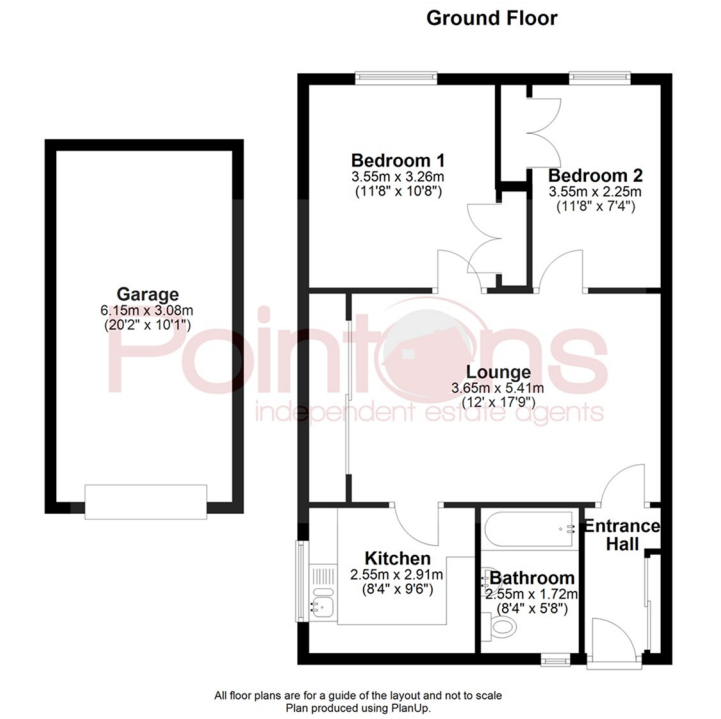
Bathroom
8'4" x 5'8" (2.55m x 1.72m)
Fitted with a three price suite comprising of; a deep panelled bath with electric shower and screen, close coupled w/c, pedestal hand wash basin, towel heater to side,tiling to all walls and floor, window and radiator to side.

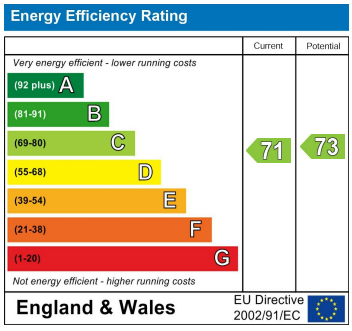
Garage
20'2" x 10'1" (6.15m x 3.08m)
Up and over door. electric supply to garage.

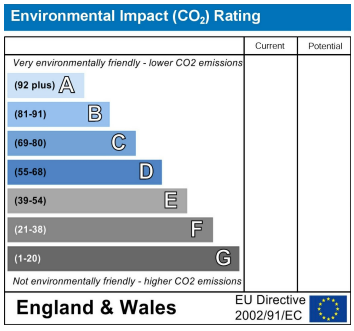
Lease & service information
Leasehold flat with 996 years remaining on the lease
Ground Rent: £0 per year
Service Charge: £110 per month (includes window cleaning, gardening, and building insurance)

Good to Know
Selling Position: No Chain
Age of the Property: 1960-1970
Approx. Total Floor Area: 688.90SqFt
Heating System: Gas central heating
Type of Windows: UPVC
Fuse Box Location: Hallway
Council Tax Band: B
Energy Performance Certificate Rating: tbc

Disclaimer
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.













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