



1 COURT

M107 YXJ

# Harmony Court, Bull Ring, Nuneaton

£85,000

Harmony Court, Bull Ring, Nuneaton

## Description

Affitto Estate Agents proudly presents a lovely over 55's one bedroom flat in the popular area of Bull Ring, Nuneaton. It has been kept to a very high standard and is only a short walk from the town centre. Contact us today!

\*\*\*\*SOUGHT AFTER PROPERTY JUST OFF THE BULL RING SPECIFICALLY FOR OVER 55'S\*\*\*\* For Sale this one-bedroom apartment in Harmony Court. This home benefits from a lounge, kitchen, double bedroom and bathroom. Further benefits to this first floor apartment include a communal lounge with kitchenette, lift to the first floor, laundry room, communal gardens and parking. Viewing is strongly advised.

Communal Entrance - Benefitting from intercom entry system, stairs and lift to the first floor.

Entrance - With fire door leading into the hallway with storage cupboard and doors leading to: -

Lounge - 3.64 x 3.57 (11'11" x 11'8") - Good sized lounge with electric storage heater, window to the front aspect and opening to the kitchen.

Kitchen - 2.47 x 1.75 (8'1" x 5'8") - Modern kitchen benefitting from floor and wall mounted units, hob, built in oven, sink drainer unit,



under counter fridge and washing machine.

Bathroom - 2.27 x 2.17 (7'5" x 7'1") - Bathroom benefitting from a white three-piece suite consisting of a low flush W/C, a pedestal sink and a bath with an overhead shower and additional storage room.

Master Bedroom - 3.28 x 3.15 (10'9" x 10'4") - Double bedroom benefitting from fitted wardrobes and a large window that allows lots of light.

Communal Areas - The property benefits from a communal lounge with kitchenette and externally there are communal gardens and communal car park.

The vendor has advised that the property is a leasehold and there are approximately 75 years remaining on the lease. The service charge is £1050 per annum. The Ground rent is £90 Per annum.

Viewing is highly recommended.

Contact us today!

## **Tenure**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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