



2 bed apartment to buy in CV10

Arbury Road, Nuneaton, Warwickshire,
CV10 7NH

£60,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ TWO BEDROOM FLAT
- ✓ RECENTLY MODERNISED
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY.

Pattinson Auction in partnership with Carters are delighted to offer this well-presented two bedroom duplex flat, arranged over two floors and offering spacious and versatile accommodation throughout. The property would make an ideal purchase for downsizers or investors.

The accommodation briefly comprises a comfortable lounge, together with a modern refitted kitchen. One of the two bedrooms benefits from its own en-suite, with the remaining bedroom situated on the upper floor and served by the additional bathroom.

There is shared off-street parking to the rear. There is also an outbuilding to the rear.

Offering the flexibility of accommodation arranged over two levels, together with the benefit of two bathrooms and a refitted kitchen, this is an appealing home that warrants an internal inspection to fully appreciate the layout and space on offer.

The property has approx 63 years remaining on the lease, this information will require verifying by your legal representative.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and a certainty for all parties.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 64

Price: Starting Bid £60,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

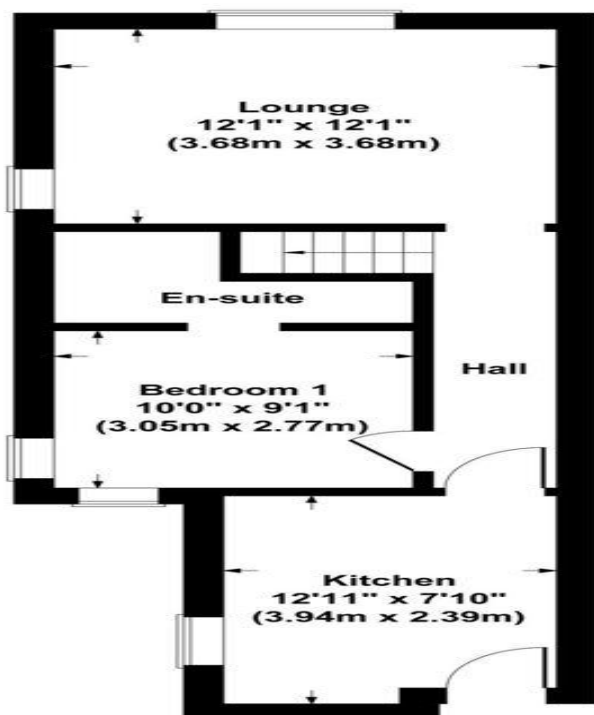
Air conditioning: No

Broadband: Cable

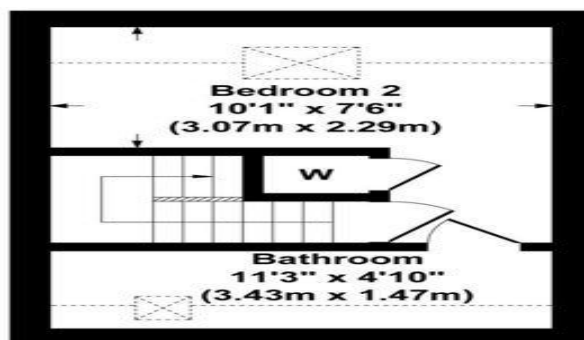
Mobile signal coverage: Good

Arbury Road

Approximate Area = 702 sq ft / 65.2 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Arbury Road, Nuneaton, Warwickshire, CV10 7NH

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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