

Offers in excess of £62,500
Tudor Road, Camp Hill, NUNEATON, CV10



 2
Bedrooms

 1
Bathroom

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****CURRENTLY TENANTED**CASH BUYERS ONLY AND NO CHAIN**** Suttons are proud to present a two bedroom first floor maisonette located in the popular of Camp Hill, Nuneaton with a local park and co-op convenience store within 5 minute walking distance. Briefly comprising of entrance with stairs rising to the hallway with a storage cupboard leading to a spacious lounge, one double bedroom, one single bedroom with storage cupboard housing the boiler (Approximately 5yrs old), part tiled white suite family bathroom with electric shower over the bath, fitted kitchen with a range of wall and base units and stainless steel sink, kitchen cupboard containing the consumer unit and electric meter. Other features include a lawned rear garden, loft access, double glazing and gas central heating throughout. NO ONWARDS CHAIN. ENERGY RATING D

Tenure: Leasehold

99 years from 1979 with 57 years remaining.

No Service Charge

Ground rent - £25 every 6 months.

Rented on a 6 month AST at £460pcm from 24/12/21 to 23/06/22. No deposit was taken.

The cost of a lease extension for an extra 250 years is expected to be around £9,000 with the ground rent rising to £100pa. This will need to be checked by your solicitor.

Conditions: The vendor will require a non refundable £2,000 deposit to be paid directly to the solicitors and exchange/completion must be fast time scales.

Measurements in meters: Length x width

Lounge – 4.26m X 3.21m	Bathroom = 1.81m X 1.54m	Bedroom 1 – 3.79m X 2.95m	Bedroom 2 - 3.31m X 1.84m	Kitchen - 1.68m X 3.06m
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Call Suttons for viewings.

Services - All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing on the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: Any measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: SUTTONS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interest to check the working condition of any appliances.
- 6: SUTTONS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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