



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



Offers Over £80,000

1 Harmony Court Bull Ring, Coton, Nuneaton CV10 7BY



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

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Over 55s and Cash Buyers Only. Welcome to Harmony Court, where comfort and convenience meet!

This ground floor flat is the perfect retreat for those looking to enjoy a cosy living room, spacious double bedroom, and a nicely finished interior. Located in an urban setting close to the hospital, with easy access to Nuneaton Town Centre and nearby Coventry, this property offers convenience at every turn.

With a communal car park and outside patio, you'll have space to relax and enjoy the outdoors. This property features 1 double bedroom, 1 bathroom, and is ready for you to move in and make it your own.

Don't miss out on this opportunity to be a part of the vibrant community at Harmony Court. Book your viewing today and start living the retirement lifestyle you deserve.

Tenure: Leasehold
Council Tax: A
EPC: C
Ground Rent: £90.30 annually
Service Charge: £1232 annually
Years Left on the Lease: 74

Entrance



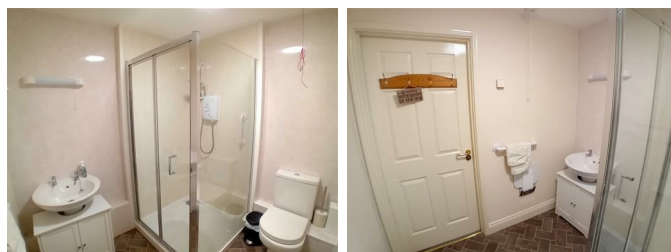
Access to the apartment via communal hallway.

Hallway 7'4" x 6'9" max (2.25 x 2.06 max)



Hallway after entrance to the flat with access to bathroom, bedroom and living room.

Bathroom 7'4" x 7'1" max (2.24 x 2.17 max)



Good sized bathroom with w/c, basin and walk in shower.

Bedroom 10'9" x 10'4" max (3.28 x 3.15 max)



Double bedroom with built in storage space.

Living Room 11'10" x 11'8" max (3.62 x 3.57 max)



Good sized living room with access to the rear patio area and the kitchen area.

Kitchen 8'1" x 5'8" max (2.47 x 1.75 max)



Kitchen area with plenty of cupboard space, room for Fridge, freezer and washing machine. Built in electric oven and hob.

Patio Area



Rear patio area with access from the living room.

Agent Notes

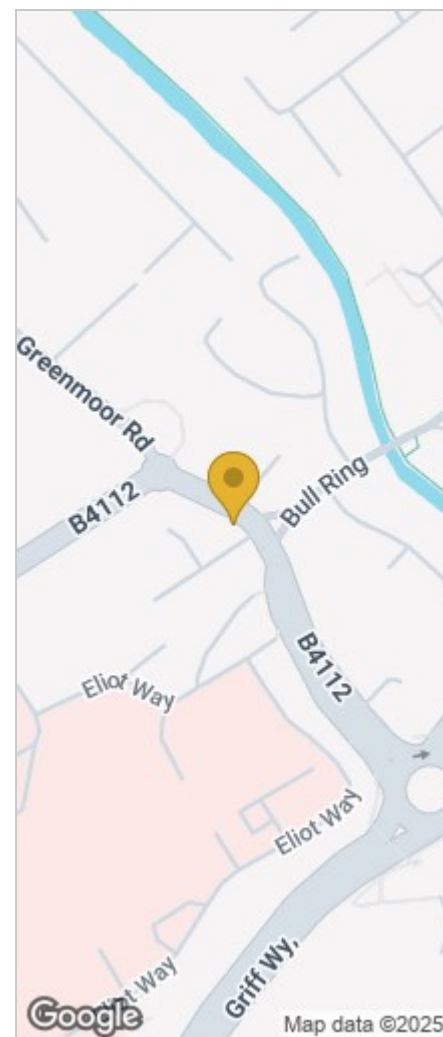
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title,

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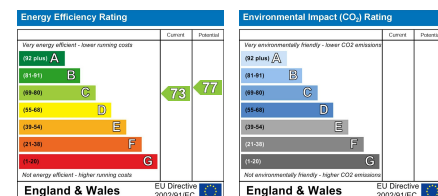
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton**, **Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

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