



Affitto Estate Agents proudly presents to the market this spacious TWO BEDROOM APARTMENT WITH PARKING located in the town centre of Nuneaton.

This property comprises of a spacious lounge/kitchen area, two bedrooms and a bathroom with large fitted shower.

The bright entrance hallway provides access to all principle rooms.

The is a lounge/kitchen area which is of a good size with windows to the front of the property providing a warm, bright and airy feel. This room benefits from having a Juliet balcony.

The kitchen comprises of wall and base units providing ample storage.

The double bedroom offers up ample storage space with built-in wardrobes creating more space for all other furniture needed.

The single bedroom is still a good sized room with large windows providing plenty of light.

Finally, the bathroom finishes off this property nicely with a newly fitted three piece suite and incorporates a full-size shower, a W/C and a sink.

The property benefits from its own car parking space with plenty of visitor spaces also.

All local amenities are close by and there are excellent transport links with the train station a walk away as well as the M6/M69

Viewing is highly recommended on this attractive apartment. A great INVESTMENT opportunity as there is a high demand for rentals in this area.

CONTACT US TODAY to book a viewing*

Council Tax Band: A

Tenure: Leasehold (75 years)

Lease 75 years

Ground rent £1200



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.