



Affitto Estate Agents are delighted to present this well-appointed ONE BEDROOM apartment, situated in a highly desirable area of Nuneaton. This property is offered chain-free, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation comprises a communal entrance, leading to a private entrance hallway, a spacious living room, a well-equipped kitchen, a comfortable bedroom, and a modern bathroom. The property also includes one allocated parking space, ensuring convenience for residents.

The lounge is an impressive and expansive space, designed to provide both comfort and versatility. Its generous dimensions allow for a variety of furniture arrangements, making it ideal for both relaxing and entertaining.

Ample storage space is provided in the kitchen with multiple wall and base units and lots of countertop space. A large window in this room makes the space inviting and homely.

A generously sized bedroom allows for a comfortable and relaxing environment. It provides ample storage space, including built-in wardrobes and room for additional furnishings such as a bedside table or dresser. The neutral décor ensures a bright and airy feel, making it easy to personalize the space to suit any style.

Finally, the family bathroom completes this property with a thoughtfully designed layout. It features a full-size bathtub, a separate shower for added convenience, a WC and a hand wash basin with additional storage options.

This is a fantastic opportunity to acquire a well-located apartment with no onward chain. Early viewing is highly recommended.

CONTACT US TODAY!

Tenure: Leasehold (102 years)
Ground Rent: £75 per year
Service Charge: £1,300 per year



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.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	78
(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.