



Affitto Estate Agents are delighted to present this spacious one-bedroom maisonette, ideally situated in a sought-after area of Nuneaton. This charming property offers comfortable living with modern amenities and is perfect for individuals or couples seeking a stylish and convenient home. Viewing is highly recommended—contact us today to arrange an appointment!

Upon entering, you are welcomed into a bright and inviting lounge area, which provides a warm and homely ambiance. This generously sized living space offers ample room for various furniture arrangements, making it perfect for both relaxation and entertaining guests.

The kitchen is well-appointed and features a range of fitted wall and base units, offering extensive storage capacity. It also includes essential appliances such as a hob and oven, as well as a fridge and freezer, ensuring convenience for everyday living. The spacious layout of the kitchen provides plenty of room for food preparation and dining.

The bedroom is a well-proportioned double room, offering ample space to accommodate a bed, wardrobes, and additional storage units such as chests of drawers. Its generous size ensures a comfortable and relaxing.

To finish the property off nicely, there is a bathroom, complete with a shower cubicle, W/C, and hand wash basin.

Additionally, on-street parking is available, providing convenience for residents with vehicles.

This fantastic one-bedroom property is available to view immediately. Don't miss out on this excellent opportunity.

CONTACT US TODAY to arrange a viewing.

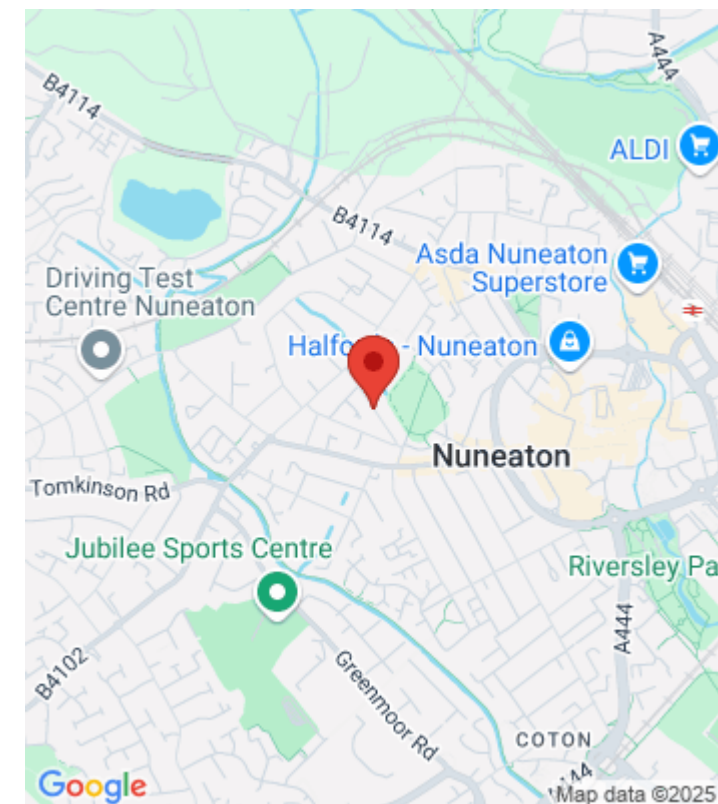
Deposit: £695

Holding Deposit: £160.38

Parking options: On Street



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 tenant.



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