



Affitto Estate Agents delighted to present this beautifully modern and well-presented ONE - BEDROOM flat, now available to rent in a prime location at the centre of Nuneaton. Offering the perfect blend of style, convenience, and comfort, this property is ideal for professionals, couples, or anyone seeking easy access to the town's amenities and excellent transport links.

Situated just a short stroll from an array of shops, cafes, restaurants, and leisure facilities, this apartment places everything you need right at your doorstep. Commuters will also appreciate the close proximity to Nuneaton Train Station, which provides direct connections to Birmingham, Coventry, and London, making daily travel both efficient and stress-free.

Internally, the flat boasts a bright and spacious open-plan living area with a modern fitted kitchen, complete with contemporary units and worktops, and generous natural light flooding in through large windows. The open layout makes it a versatile space for both relaxing and entertaining.

The double bedroom is generously sized and offers a calm and restful environment, ideal for unwinding after a busy day. A sleek and stylish bathroom, fitted with modern fixtures and finishes, completes the accommodation, providing both functionality and aesthetic appeal.

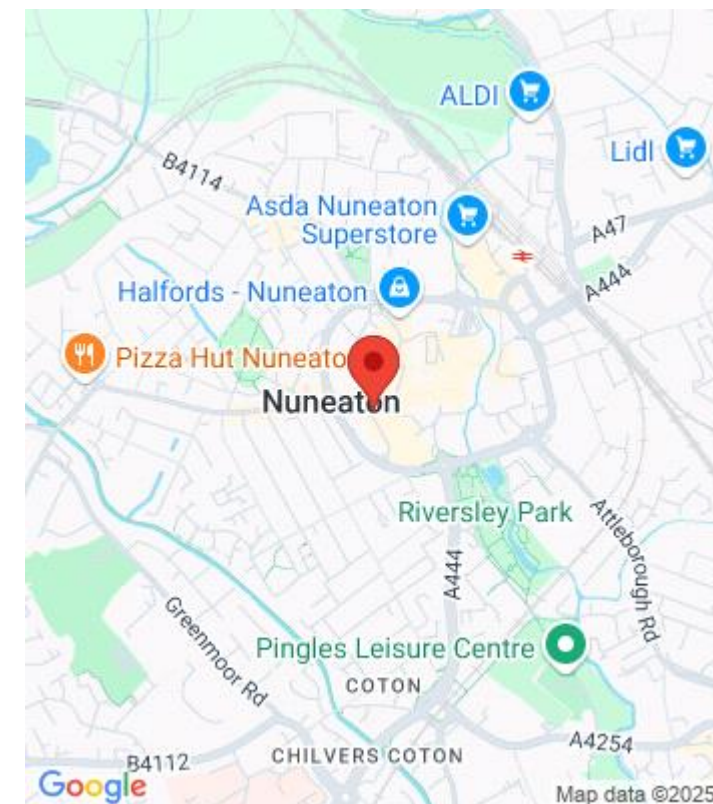
Additional features include a secure entry system for peace of mind, energy-efficient heating, and a low-maintenance design throughout, making this property an ideal 'lock up and leave' for those with busy lifestyles.


Ready for immediate occupancy, early viewing is highly recommended to avoid disappointment.

Council Tax Band: A  
Deposit: £801.92  
Holding Deposit: £160.38



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>73</b>
	<b>51</b>	
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

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.