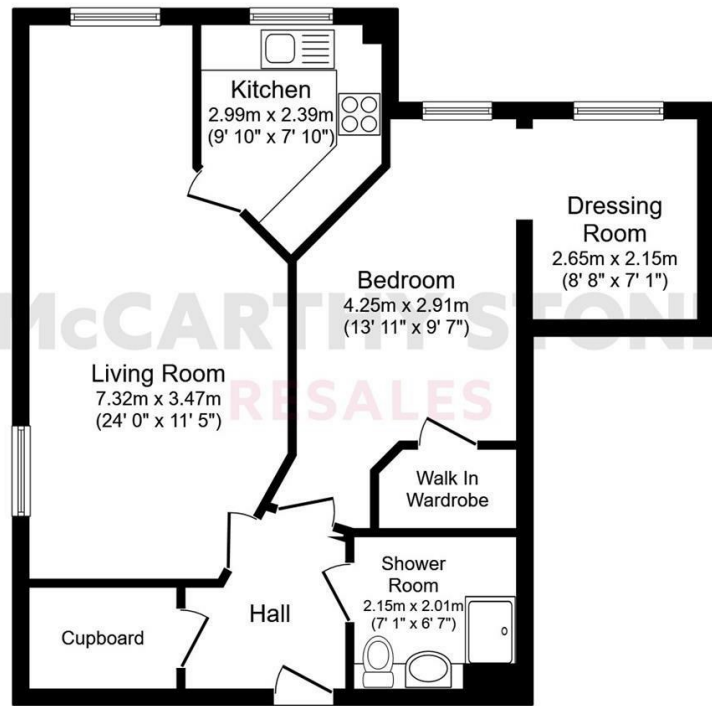


# McCARTHY STONE RESALES

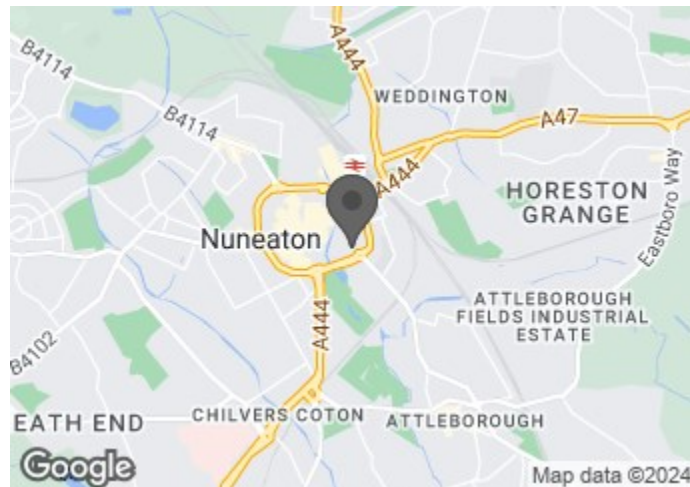
**26 THE CLOSE**  
CHURCH STREET, NUNEATON, CV11 4AU



Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		



Expect to be impressed by this beautifully presented one bedroom apartment situated on the first floor, with lift to all floors.

Offering modern and neutral decor with complimentary flooring throughout. The accommodation briefly comprises of a delightful lounge with space for dining, modern fitted kitchen with integrated appliances, fully tiled shower room and a good sized double bedroom with walk in wardrobe and the added benefit of a dressing room off the bedroom with an open doorway that could also be used as office space.

Having the added benefit of under floor heating, clean air ventilation system and situated within easy access of the developments amenities such as the homeowners lounge etc. The development is well located for excellent transport links by both bus and train with a swimming pool/gym close at hand.

**ASKING PRICE £185,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# CHURCH STREET, NUNEATON

1 BED | £185,000

## THE CLOSE

The Close is a McCarthy & Stone Retirement Living development specifically designed for those over 60's. It has a collection of 51 one and two bedroom apartments, located in the town of Nuneaton. The Close provides the benefit of owning your own home, free from worries about external maintenance whilst having support from our on-site House Manager, on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and a courtyard for socialising. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. There are lifts to all floors as well as car parking onsite - including guest parking. There is also a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too!

Local Area - Nuneaton is a lively and vibrant town with plenty to see and do. The town centre itself is self-contained within the A444 ring road, and the McCarthy Stone development is located just beyond this, close enough to reach the centre within minutes, but separate enough to offer a peaceful retreat from the bustle of town. The town centre boasts extensive retail options, including Ropewalk Shopping Centre and Abbeygate Shopping Centre housing all the high street names. There's also a large Sainsbury supermarket for all your groceries and home essentials, while the train station is only half a mile away on foot, with regular services to the metropolis of Birmingham in just 28 minutes, and the historic town of Coventry in as little as 22.

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or

living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## ENTRANCE HALL

Door to walk in utility cupboard housing the plumbed in washer dryer. A further four doors lead into the shower room, living room and bedroom. 24-hour Tunstall emergency call system. Illuminated light switches and smoke detector.

## LIVING ROOM

Delightful living room with ample space for a small table and chairs. TV point (with Sky connectivity - connection charges may apply) and telephone phone points. Two ceiling lights points. Part glazed door leading to the kitchen. Two double glazed windows to side.

## KITCHEN

A modern high gloss kitchen fitted with a range of ivory base and wall units. The wall units house under unit spot lighting. Integrated fridge and freezer. Easy access Bosch oven. Four ringed hob with splash back and chrome extractor hood. The sink unit with single drainer and mixer tap sits beneath a double glazed window. Tiled floor.

## BEDROOM WITH DRESSING AREA

Light and airy generous, bedroom with a double glazed window. Two ceiling light points. TV and telephone points. Power points. Ceiling light fitting. Door to walk in wardrobe with plenty of hanging and storage space. Having the added benefit of a dressing area that could also be used as office space.

## SHOWER ROOM

Part tiled shower room with a large shower cubicle with sliding door and grab rail. WC. Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point. Heated towel rail.

## PARKING

This apartment does not have its own parking space however, parking spaces can be purchased, subject to availability. Please speak with the house manager or consultant for further details.

## SERVICE CHARGE (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £2,603.76 per annum (for financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## LEASE INFORMATION

Ground rent: £425 per annum

Ground rent review: June 2034

Lease length: 999 years from June 2019

## ADDITIONAL INFORMATION & SERVICES

- Superfast Full Fiber Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

