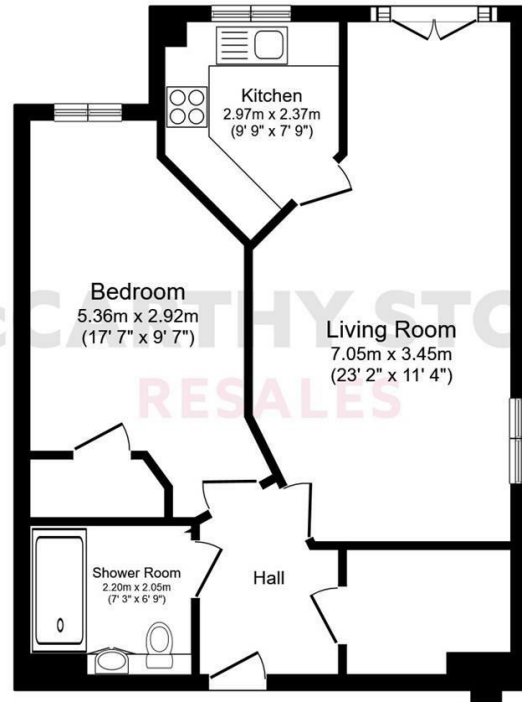


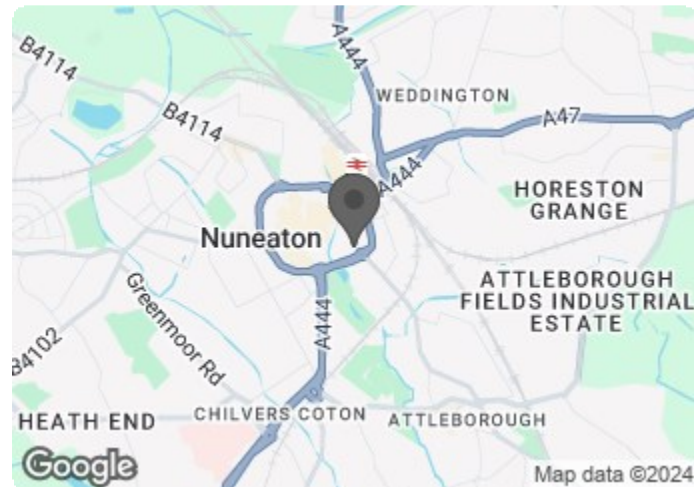
25 The Close

Church Street, Nuneaton, CV11 4AU



Total floor area 55.4 m<sup>2</sup> (596 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) A			
(81-91) B		83	83
(69-80) C			
(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		

Asking price £180,000 Leasehold

Expect to be impressed by this beautifully presented one bedroom apartment situated on the first floor, with lift to all floors and enjoying a favourable outlook over Riversley Park.

Offering modern and neutral decor with complimentary flooring throughout. The accommodation briefly comprises of a delightful dual aspect lounge with space for dining and a Juliette balcony. Modern fitted kitchen with integrated appliances, fully tiled shower room and a good sized double bedroom with walk in wardrobe.

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.

Call us on 0345 556 4104 to find out more.

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

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# Church Street, Nuneaton, Warwickshire

## 1 bed | £180,000

### 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!

### 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.

### 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.

### Entrance Hall

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

### Living Room

A delightful dual aspect living room having pleasant views with a favourable outlook over Riversley Park. 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. With the added benefit of French doors to a Juliette balcony.

### 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 stainless steel sink unit with single drainer and mixer tap sits beneath a double glazed window. Tiled floor.

### Bedroom

Bright 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.

### 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. Emergency pull cord. Heated towel rail.

### Ground Rent

Ground rent: £425 per annum  
Ground rent review: 1st June 2034  
Lease length: 999 years from 1st June 2019

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager

### Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Parking Space

This apartment does not come with an allocated parking space however, please discuss availability and costs with the house manager onsite or your sales consultant.

