



THE
CLOSE

Show Complex

Church Street, Nuneaton, CV11 4AU

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

***** RARE AND EXCITING OPPORTUNITY ***** Here is a most attractive second floor flat forming part of 'The Close' which was built by McCarthy Stone circa 2019, situated in the centre of Nuneaton town centre and designed specifically for the needs of the over 60s.

The property is ideally placed within a short walk to the town centre and its amenities, lovely views over George Eliot Gardens / Riversley Park to the rear and offers easily managed accommodation with communal ground floor lounge / sitting room for the homeowners, organised trips and the flat itself has electric heating, upvc double glazing, lift access and is offered for sale with no upward chain.

Briefly comprising: communal hall, homeowners lounge / sitting room, second floor hall, hallway, lounge / diner with double patio doors, well equipped kitchen with built in oven and hob, integrated tall fridge / freezer, utility area, double bedroom with walk in dressing area and shower room. Secure gated complex, parking currently available (separate charge with McCarthy Stone circa £4000). EPC RATING B.





Key Features

- Modern second floor flat
- Over 60s McCarthy Stone development
- Central town centre location
- Excellent order throughout
- Electric heating & Double glazing
- Lounge / diner and kitchen
- Utility, shower room & Double bedroom
- EPC RATING B

£174,500

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is Leasehold with vacant possession on completion. The lease commenced in June 2019 with a 999 year term, therefore there are approximately 994 years remaining. The ground rent is approximately £450 per annum (paid half yearly) and the service charge is approximately £200 per month.

SERVICES: Mains electric, water and drainage are connected. There is no gas. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

GROUND FLOOR

On the ground floor there is entrance door, rear and side exit door. Stairs and lifts leading to the upper floors and access to the homeowners lounge / sitting room.

SECOND FLOOR

HALL

With intercom door entry control phone, doors off to the lounge, shower room, bedroom and utility room.

LOUNGE

23'2 max x 11'5 max

With wall mounted electric heater, UPVC double glazed double opening patio door, fitted smoke alarm and door into the kitchen.

KITCHEN

7'8 x 9'8

Fitted with a range of high gloss wall and base units with stainless steel handles comprising inset single sink with mixer tap and base units, further base units and drawers with working surfaces and matching upstands, low level built in oven, built in four ring hob, glass splashback and chimney style stainless steel and glass extractor hood above. Integrated tall fridge/freezer, fitted wall cabinets with concealed lighting, UPVC double glazed window, wood effect vinyl floor covering, smoke alarm and extractor fan.

UTILITY ROOM

6'8 x 5'1

With wall mounted boiler, hot water tank, plumbing and space for a washing machine, wall mounted electric consumer unit and ceiling mounted extractor fan.

BEDROOM

17'8 max x 9'5 plus door recess

With UPVC double glazed window, wall mounted electric heater, and door to walk-in dressing room area.

DRESSING ROOM

3'4 x 6'4

Fitted bedroom furniture comprising hanging rails, shelving and useful storage.

SHOWER ROOM

6'9 x 6'7

Being fitted with a modern white suite comprising of wash hand basin and low level WC set in a vanity unit with working surfaces over, mixer tap and built in cupboard below, double width shower cubicle with shower screen, grab handle and shower fitment. Chrome heated towel rail, tiled floor and built in extractor fan.

OUTSIDE

The property is set in a central location within the town centre with walled boundaries and gated access. There are lovely views over George Eliot Gardens / Riversley Park to the rear, easy access to the town centre, shops and supermarkets. There is visitors parking available on a first come basis and there may be a parking space available direct with McCarthy Stone (currently 5 spaces available) at an additional cost of circa £4000.



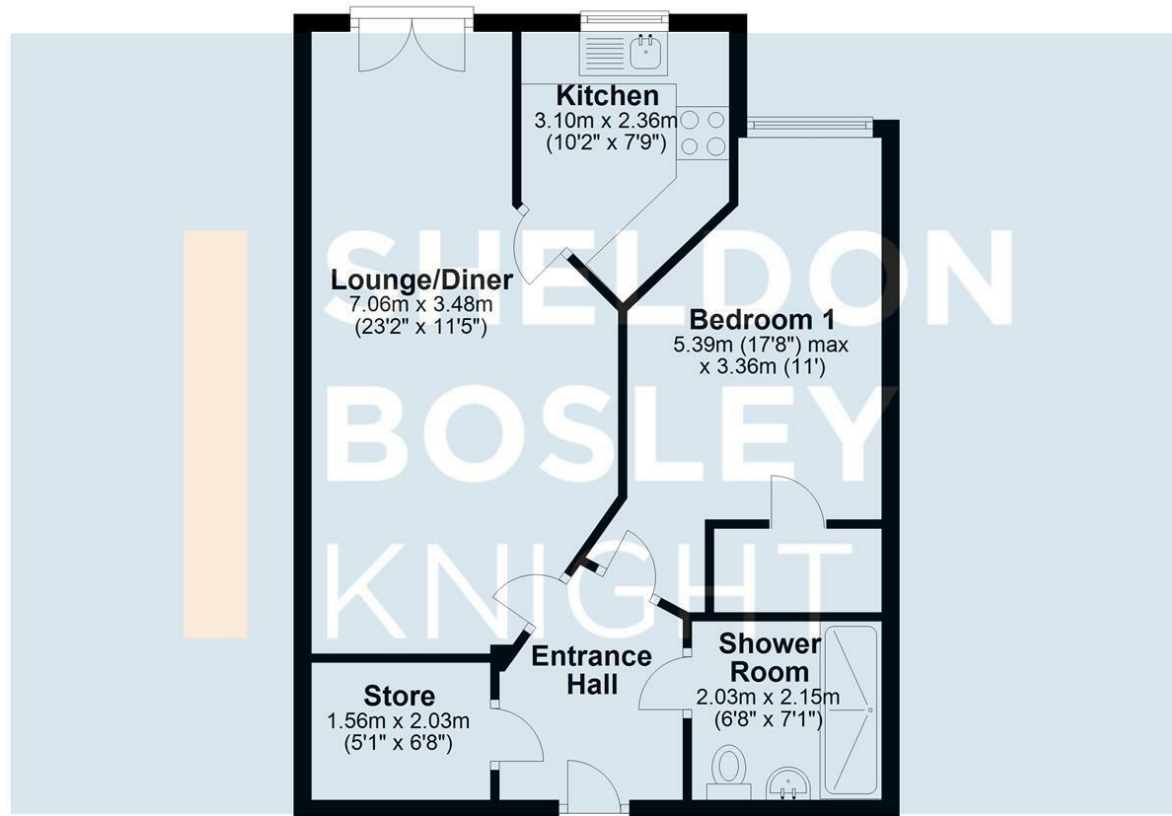




Floorplan

Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



Total area: approx. 54.3 sq. metres (584.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority
NBBC

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.