



Henry Street, Nuneaton, CV11 5SQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* SNAP THIS UP QUICKLY \*\*\* This is a modern second floor flat forming part of a purpose built block in a central location, close to the town centre with secure parking to the rear and available for immediate possession. The property offers easily managed accommodation with gas fired central heating, UPVC double glazing and briefly comprises: communal hall, hall, good sized lounge, fully equipped fitted kitchen, double bedroom, bathroom with P shaped bath and parking to the rear, this would make an ideal investment property or a great first time purchase.

Call us now to arrange a viewing.







## Key Features

- One Bedroom Apartment
- Second Floor Apartment
- Modern Property
- Ideal for Investment of First time buyers
- Call now to arrange a viewing
- EPC - C

**Offers In The Region  
Of  
£95,000**

### DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

### COMMUNAL ENTRANCE

With intercom, stairs leading to second floor. Door to rear leading to parking space.

### ENTRANCE HALL

With radiator, intercom system, door to store cupboard, doors to lounge, bedroom and bathroom and smoke alarm.

### LIVING ROOM

12'2" x 17'4"

With radiators, UPVC double glazed window to front aspect. Opening to kitchen.

### KITCHEN

5'11" x 12'2"

With tiling to walls, a range of kitchen units base and wall mounted, sink with drainer and mixer tap, adjoining work surface, built in oven, extractor, integrated fridge, freezer, washing machine and dishwasher.

### BEDROOM

11'9" x 10'1"

With radiator and UPVC double glazed radiator to the front aspect.

### BATHROOM

With tiled splashbacks, p shaped bath with shower, wash basin and low flush WC, radiator and extractor fan.

### OUTSIDE

Wrought iron remote controlled gates give access to parking area with one allocated parking space.

### GENERAL INFORMATION

TENURE: we understand from the vendors that the property is leasehold. We believe there is 106 years years left on the lease.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. 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.









# Floorplan

SECOND FLOOR  
45.2 sq.m. (487 sq.ft.) approx.



TOTAL FLOOR AREA: 45.2 sq.m. (487 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
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DISCLAIMER

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