



Tomkinson Road, Nuneaton, CV10 8DU

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* VIDEO TOUR AVAILABLE \*\*\*

Sheldon Bosley Knight bring to the market this modern, ground floor flat forming part of a purpose built block adjacent to the canal and just a short walk from the town centre. The property is ready for the furniture to be 'dropped in' and would make an ideal first rental. The home briefly comprises of communal hall, hallway, good sized lounge, shaker style kitchen with integrated tall fridge / freezer, built in oven and hob, two good sized bedrooms with the master having an en-suite shower room and further bathroom. Allocated parking and patio with seating area overlooking the canal. Further benefits include electric heating, upvc double glazing.





## Key Features

- Modern canalside ground floor flat
- Sought After Location
- Newly decorated throughout
- Electric heating & Upvc Dbl Glazing
- Two Double Bedrooms
- En-suite to the master
- Allocated parking
- EPC C - Council Tax Band B

**PCM**  
**£825 PCM**

### Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

### Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

### Communal Entrance Hall

Having sealed unit double glazed entrance door and stairs rising to further floors.

### Hallway

Having entrance door, intercom entry system, electric storage heater, smoke alarm and doors to:

### Lounge

11'3" x 17'5"

Having electric storage heater, coved ceiling, uPVC double glazed window to the front and door to Patio.

### Kitchen

9'3" x 9'3"

Having a comprehensive range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven, four ring halogen hob with chimney style extractor hood over, space and plumbing for automatic washing machine, integrated upright fridge freezer, uPVC double glazed window to the rear, plinth heater, airing cupboard housing hot water tank, tiled floor and inset ceiling spot lights.

### Bedroom One

12'4" x 9'6"

Having electric convector heater, uPVC double glazed window to the front, built in double door wardrobe, built in triple door wardrobe, 3 drawer chest and door to:

### Ensuite

5'4" x 4'11"

Having a white suite comprising:- low level w.c., pedestal wash hand basin, shower cubicle with Triton fitment, electric shaver point/light, tiled splash backs and floor, electric fan heater and extractor fan.

### Bedroom Two

6'11" x 8'11"

Having electric convector heater and uPVC double glazed window.

### Bathroom

7'6" x 5'8"

Having a white suite comprising:- low level w.c., pedestal wash hand basin, panelled bath, shaver point/light, inset ceiling spot lights, tiled splash backs and floor, electric fan heater and extractor fan.

### Outside

To the front of the property there is one allocated parking space. The rear of the property enjoys views along the canal via the wooden decked patio.







# Floorplan

GROUND FLOOR 605.46 sq. ft.  
( 56.25 sq. m. )



TOTAL FLOOR AREA : 605.46 sq. ft. ( 56.25 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 -

Council Tax Band - B

Local Authority  
Nuneaton & Bedworth

# 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)



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DISCLAIMER

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