



Haunchwood Road, Nuneaton, CV10 8DX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

VIDEO TOUR AVAILABLE

Welcome to Hamilton Court, a lovely top floor flat located off Haunchwood Road on the outskirts of Nuneaton. This delightful flat offers a well equipped kitchen with appliances and breakfast bar, large reception room, two good sized bedrooms, with the second bed having built in wardrobes and a well maintained bathroom. Situated in a peaceful neighbourhood, this location provides easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a convenient lifestyle.

Don't miss the opportunity to make Hamilton Court your new home. Contact us today to arrange a viewing and experience the charm and comfort this flat has to offer.





Key Features

- Top floor flat
- Sought after location
- Available immediately
- Modern breakfast kitchen
- Spacious living room
- Two good sized bedrooms
- Communal parking & gardens
- EPC D & Council tax band

PCM
£650 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.

ENTRANCE HALL

Entered via an obscured uPVC double glazed front door, door to storage cupboard and doorway to lounge.

LOUNGE

18'1" x 10'3"

With large uPVC double glazed window to front aspect, t.v aerial point, electric convector fire place inset to wall, doorway to inner hallway, doorway to kitchen. Radiator

KITCHEN/BREAKFAST ROOM

10'1" x 7'5"

A modern fitted kitchen with integral appliances including washing machine, dishwasher, micro wave and oven plus electric hob. uPVC double glazed window to rear aspect, a range of base and wall mounted units with work surface. Stainless steel sink. Door to pantry also housing combi gas boiler.

INNER HALLWAY

With doors to bedrooms and bathroom

BEDROOM ONE

10'2" x 12'5"

With uPVC double glazed window to front aspect, t.v aerial cable. Radiator.

BEDROOMS TWO

10'3" x 8'11"

With uPVC double glazed window to rear aspect. Wardrobe and radiator.

BATHROOM

White suite comprising of panelled bath with shower attachment over, low level w.c and wash basin.

OUTSIDE

Communal parking space, communal garden space and shared washing lines and bin storage area.







Floorplan

GROUND FLOOR



This floor plan is not to scale and is for guidance purposes only.
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EPC Rating - D

Tenure -

Council Tax Band - A

Local Authority
Nuneaton and Bedworth Borough
Council

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
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