



Ryde Avenue, Nuneaton, CV10 0UP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
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# Property Description

\*\*\* ROLL UP TO RYDE \*\*\* Here is a rare and exciting opportunity to buy this modern ground floor flat which forms part of a purpose built complex on the corner of Ryde Avenue and Brookdale Road in the highly popular area of Weddington.

The property would make an excellent rental investment with rentals achieved recently at £650 per calendar month, first time purchase or easily managed accommodation for the downsizer and benefits from gas fired central heating, upvc double glazing, parking, communal gardens and is sold with onward.

Briefly comprising: communal, through hall, lounge with box bay window, double bedrooms, useful store / office, well fitted kitchen and bathroom. EPC RATING C.

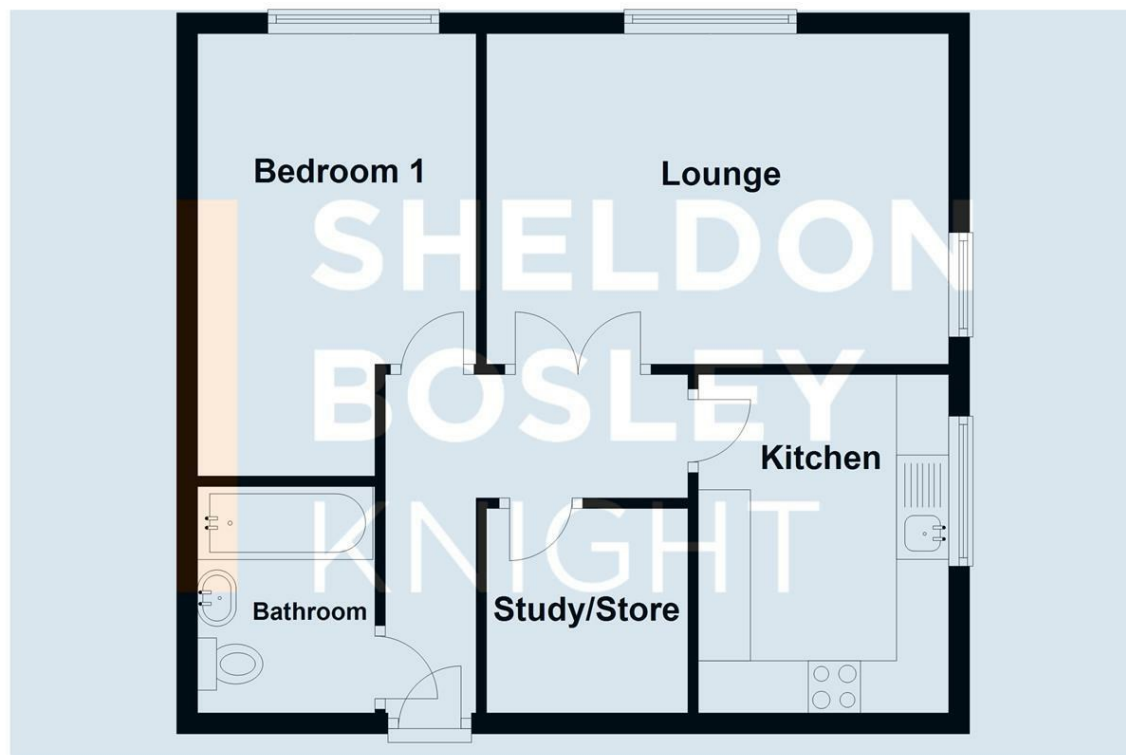






## Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 39.6 sq. metres (426.6 sq. feet)

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

## Key Features

- Modern ground floor flat
- Excellent investment for rentals
- Perfect first time purchase or downsizer
- Purpose built accommodation
- Sought after and popular location
- Double bedroom and large store / office
- Communal gardens and parking
- EPC RATING C

**£110,000**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority -  
NBBC

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