



**1 Bedroom Maisonette**  
**located on Berkeley Close,**  
**Nuneaton**  
**£90,000**

**UP Estates**



Set in a small cul-de-sac just off Kenilworth Drive within the Weavers Green area of Nuneaton, this well-proportioned ground-floor maisonette puts you close to everyday amenities and transport. You're within easy reach of Nuneaton town centre and the railway station, with frequent buses from nearby Manor Court Road/Rope Walk, and George Eliot Hospital is around half a mile away.

Inside, a spacious living room leads the layout, joined by a double bedroom, a fitted kitchen, and a shower room. There's ample built-in storage throughout. Outside, you'll find a private, low-maintenance rear garden and allocated parking to the rear—a real bonus this close to town. The cul-de-sac setting offers a quieter feel with quick road access to the A444/A5 and M6 links for commuters. The property is leasehold and we understand the lease to be:

99 years lease from 1 Jan 1989 - circa 63 years remaining

## IMPORTANT NOTE TO PURCHASERS

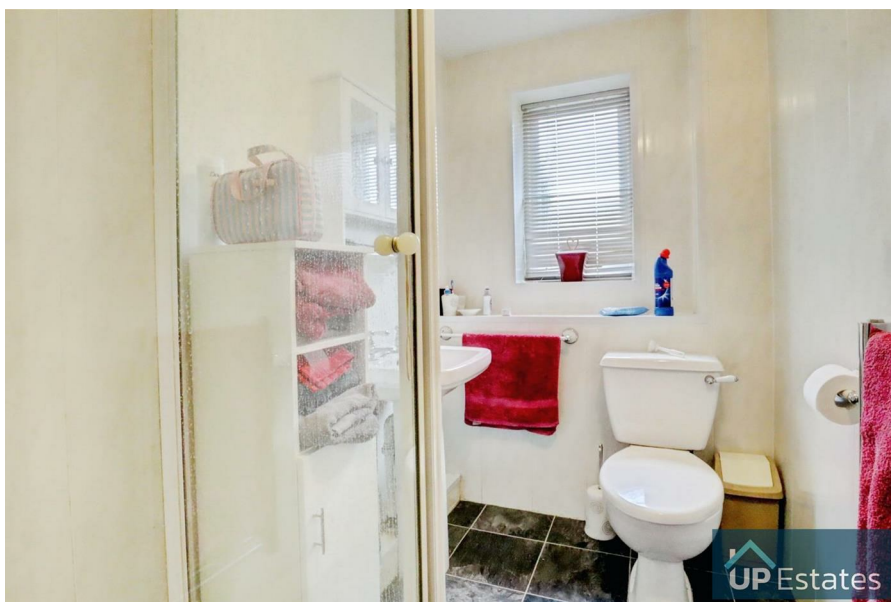
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

£90,000

- GROUND-FLOOR ONE-BED MAISONETTE
- QUIET CUL-DE-SAC OFF KENILWORTH DRIVE (WEAVERS GREEN)
- SPACIOUS LOUNGE & DOUBLE BEDROOM
- AMPLE IN-BUILT STORAGE
- REAR PARKING
- WALKING DISTANCE TO TOWN CENTRE & STATION; BUS STOPS NEARBY
- 99 years lease from 1 Jan 1989 - circa 63 years remaining





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









Berkeley Close, Nuneaton





Total Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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