



**2 Bedroom Flat**

**located on Cleaver Gardens,  
Nuneaton**

**£130,000**

**UP Estates**





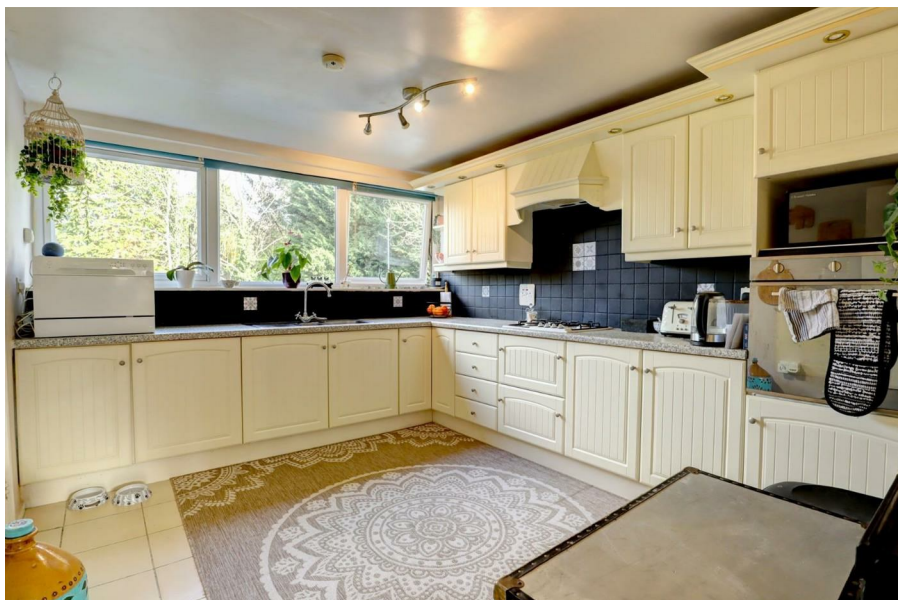
**\*\*NO UPWARD CHAIN** - Situated on the first floor in the residential area of Cleaver Gardens, Weddington, Nuneaton is this well-presented two-bedroom flat offering quite spacious living accommodation, excellent built in storage, and a highly convenient location nearby to shops, public transport links, playing fields, walks and Nuneaton train station and town centre\*\*

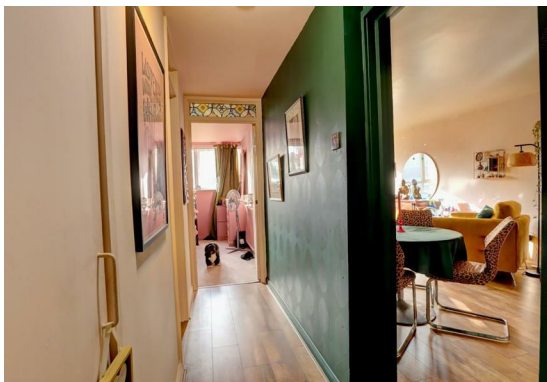
The property welcomes you into a practical entrance porch, complete with a useful storage cupboard—ideal for coats, shoes, and household essentials—before leading into the main home. From here, you enter the bright and spacious living room, where a large window allows an abundance of natural light to fill the room, creating a warm and inviting atmosphere - also note the property has had much of the flooring replaced. Adjacent to the living room is the kitchen/breakfast room, a flexible and functional space fitted with plenty of built-in cupboards and ample worktop space, perfect for everyday cooking and dining. Adding to the convenience is a separate utility room, providing additional space for appliances and storage.

An inner lobby sits centrally within the flat and gives access to both well-proportioned double bedrooms and the bathroom. The bathroom features a walk-in shower, built-in cupboard, and heated towel rail. Further storage cupboards throughout the property help keep the home organised and clutter-free. Located in a quiet residential setting, the property is within walking distance of local shops, schools, and amenities. Aldi, Paige's Pittsop and One Stop are nearby, as well as being in proximity to Higham Lane 1 and 2 & Eton Secondary Schools, and Weddington Primary School. Non-allocated residents' parking is also available. This property is leasehold, annual service charge circa £55 per month which in the current day is very competitive! EPC pending soon.

**£130,000**

- NO UPWARD CHAIN
- FIRST FLOOR POSITION
- SPACIOUS FLAT - TWO DOUBLE BEDROOMS
- LOTS OF BUILT IN STORAGE
- REFITTED SHOWER ROOM
- LOVELY POSITION OVERLOOKING PLAYING FIELDS & NEARBY WALKS
- AMPLE PARKING VIA ON STREET & NON ALLOCATED RESIDENTS CAR PORTS
- GAS FIRED BOILER CENTRAL HEATING
- CIRCA 88 YEAR LEASE - CIRCA £55PCM SERVICE CHARGE





## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended





as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







Cleaver Gardens, Weddington, Nuneaton





Total Area: 74.1 m<sup>2</sup> ... 797 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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