



Bradestone Road, Nuneaton, CV11 4QR

**SHELDON  
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KNIGHT**

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# Property Description

\*\*\* GREAT SIZED FLAT AND LONG LEASE REMAINING \*\*\* Here is a rare and exciting opportunity to acquire this two storey, duplex flat situated at the top end of Bradestone Road on the established Caldwell area of Nuneaton.

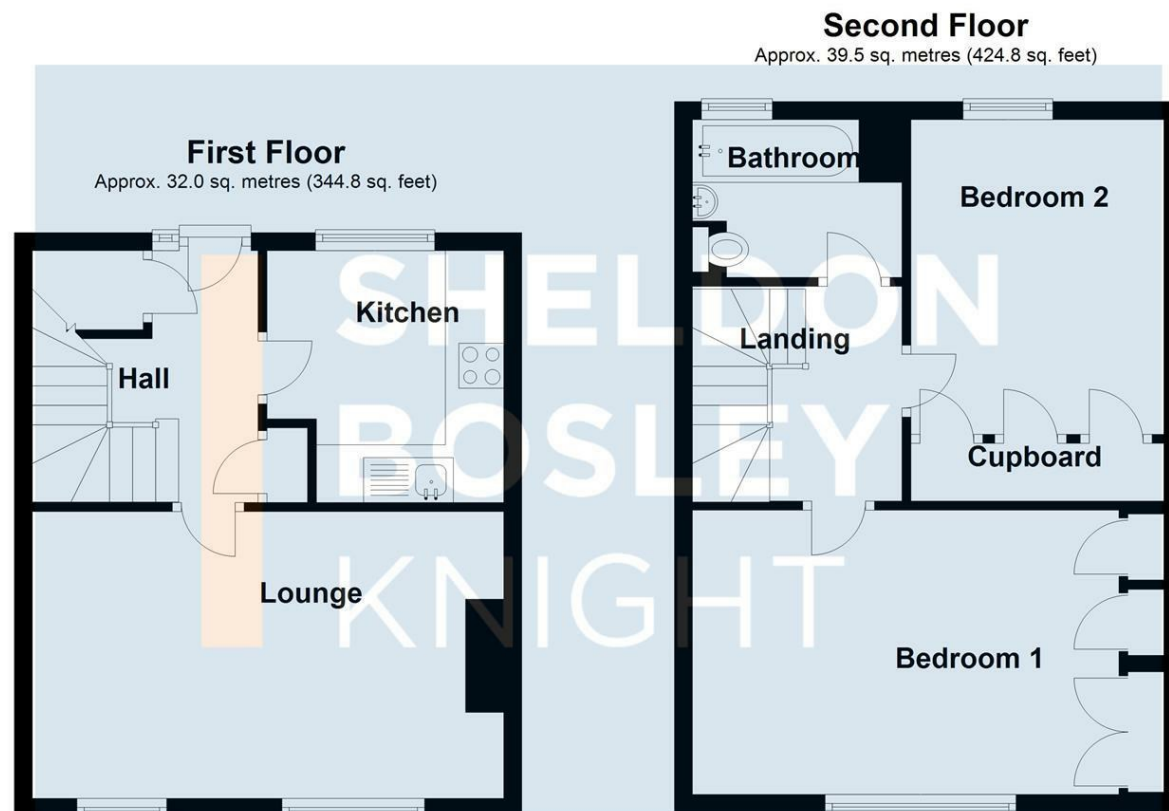
The property offers spacious and well presented accommodation split over two floors with gas fired central heating, upvc double glazing and is ideally placed with local amenities, close to the canal towpath, Attleborough village and an early viewing is recommended if your looking to get onto the property ladder or add to your rental portfolio.

Briefly comprising: Communal ground floor entrance / stairway, hall, full width lounge, breakfast kitchen, second floor landing, two double bedrooms and bathroom. EPC RATING D.









**Total area: approx. 71.5 sq. metres (769.5 sq. feet)**

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

## Key Features

- First floor duplex flat
- 117 years remaining on lease
- Established and popular location
- Good sized and well presented
- Gas heating & Dbl glazing
- Two double bedrooms & bathroom
- Close to amenities & Attleborough village
- EPC RATING D

**£90,000**

EPC Rating - D

Tenure - Leasehold

Council Tax Band - A

Local Authority - NBBC

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