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Church Street, Nuneaton, CV11 4AU

# Property Description

\*\*\*NEW PRICE!\*\*\* The Close is an exclusive retirement living development for the over 60's built by McCarthy and Stone, situated on Church Street with in the town centre of Nuneaton. This private retirement apartment in this gated community and an amazing location close to the heart of Nuneaton. The development offers a multitude of amenities, entertainment and attractions right on the doorstep. Also benefiting from a manager on-site as well as access to communal areas like the lovely lounge and a courtyard for socialising. There are lifts to all floors as well as visitor car parking onsite accessed via electric gates.

In brief the spacious well presented apartment which is located on the first floor comprises entrance hall, utility cupboard which house the washer/dryer. Spacious lounge/dining room having a electric radiator and double glazed windows to both the side and front elevations. The fitted kitchen has a range of modern high gloss cream coloured units with integrated electric hob, stainless steel canopy extractor hood above, electric oven and a fridge/freezer.

The double bedroom is spacious having a built in walk-in wardrobe fitted with shelving units and hanging rails, electric radiator and opens into the separate dressing room. The shower room has a double shower cubicle with shower unit, vanity unit with incorporated hand wash basin and W.C. There is also a fitted mirror with touch lighting and extractor fan. The apartment also benefits from electric heaters where specified and PVCu double glazing.

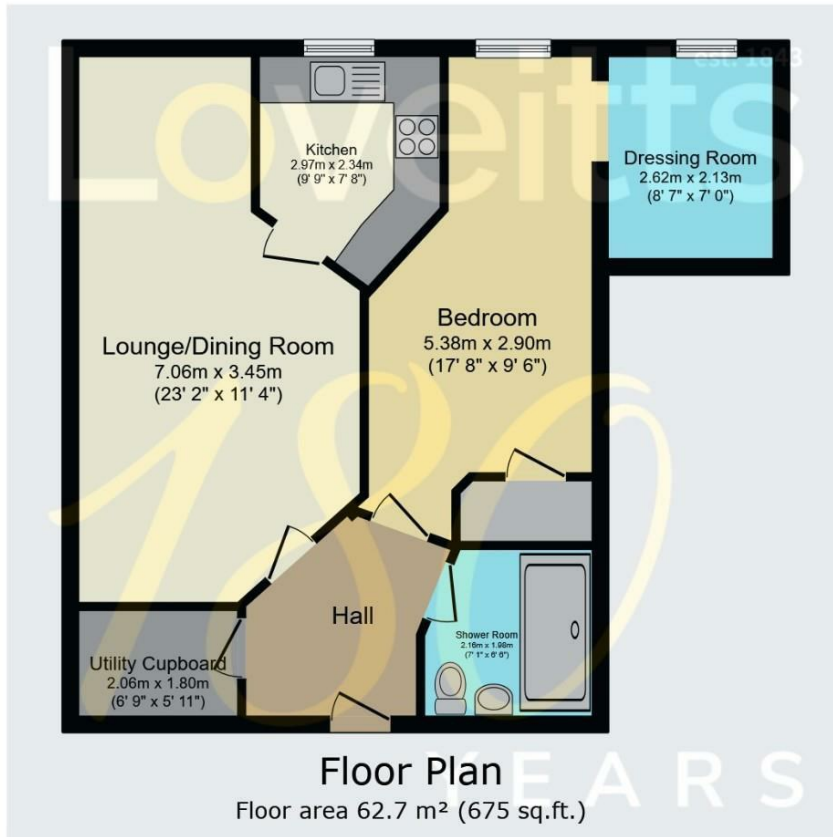
Outside the landscaped garden is laid to lawn and planted with established shrubs and trees. There is also a paved patio area and the development is enclosed by a wall with incorporated railings and security gates. The electric double gates provide vehicle access and there are car parking spaces for visitors available.

The apartment is being marketed with NO UPWARD CHAIN.





# Key Features



TOTAL: 62.7 m<sup>2</sup> (675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Reduced To  
£175,000**

EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority -