



# Silken Court

, Off Marlborough Road, CV11 5NN

**£800 PCM**



Welcome to this charming apartment located in the desirable Silken Court, Nuneaton. This delightful property features a well-appointed reception room, perfect for relaxing or entertaining guests. The apartment boasts two comfortable bedrooms, providing ample space for individuals or small families.

The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines. The layout of the apartment is both practical and inviting, making it an ideal choice for those seeking a modern living space in a vibrant community.

Nuneaton offers a range of local amenities, including shops, parks, and excellent transport links, making it easy to explore the surrounding areas. This apartment presents a wonderful opportunity for anyone looking to enjoy a blend of comfort and convenience in a welcoming neighbourhood.

Do not miss the chance to make this lovely apartment your new home.





### Entrance

Via communal entrance with staircase leading to second floor and apartment door to

### Entrance Vestibule

Intercom entry phone, door to:

### Entrance Hall

Radiator, access to loft space, door to Storage cupboards, further doors to bedroom and bathroom and door to :

### Lounge 10'11" x 13'11" (3.33m x 4.24m)

Two double glazed windows to rear, living flame effect electric fire set in Adam style surround, telephone point, TV point, door to:

### Kitchen 10'11" x 5'11" (3.33m x 1.80m)

Fitted with a matching range of base units with worktop space over, sink unit with single drainer and mixer tap, extractor fan, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring hob, double glazed window to side, wall mounted combination boiler serving heating system and domestic hot water.

### Bedroom 9'9" x 12'9" (2.98m x 3.88m)

Double glazed window to side, radiator, triple doors to fitted wardrobes with hanging rail and shelving.

### Bedroom 10'4" x 8'3" (3.15m x 2.51m)

Double glazed window to rear, radiator.

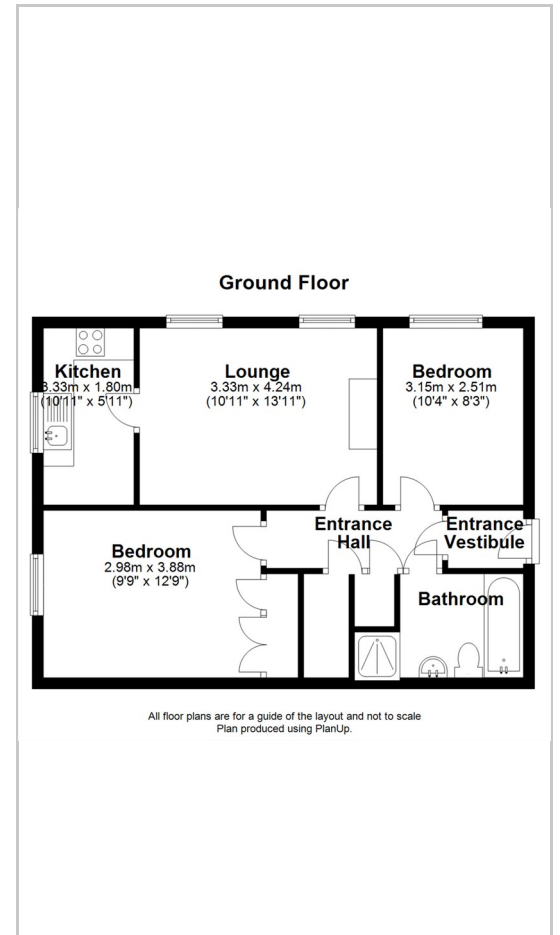
### Bathroom

Four piece suite comprising panelled bath, pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, tiled splashbacks, extractor fan and radiator.

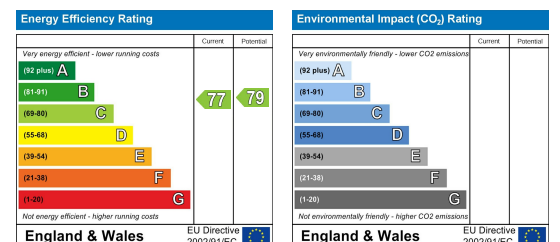
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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