



**Lutterworth Road, Whitestone
Nuneaton CV11 6PY
£895 Per Calendar Month**

Nestled on the charming Lutterworth Road in Nuneaton, this delightful studio apartment presents an excellent opportunity for those seeking a comfortable and convenient living space, perfect for relaxation and rest, alongside a modern bathroom that caters to all your daily needs.

One of the standout features of this home is the ample parking available for two vehicles, ensuring that you and your guests will never have to worry about finding a space. The inclusion of council tax, utilities, and Wi-Fi in the rental package adds significant value, allowing for a hassle-free living experience where you can focus on enjoying your new home without the burden of additional bills.

The location is ideal for those who appreciate a blend of tranquillity and accessibility, with local amenities and transport links within easy reach. Whether you are a professional seeking a convenient commute or a couple looking for a cosy retreat, this property offers a perfect balance of comfort and practicality.

In summary, this studio apartment on Lutterworth Road is a fantastic choice for anyone looking to settle in Nuneaton. With its thoughtful inclusions and convenient location, it promises a delightful living experience. Do not miss the chance to make this charming property your new home.



Entrance

Entrance via double glazed entrance door, leading into staircase rising to first floor landing with double glazed window to side and further double glazed door to:

Studio

15'9" (restricted headroom) x 28'10" (4.81m (restricted headroom) x 8.81m)

Two windows to front, two double radiator and separate central heating thermostat and timer control, (new carpet to be fitted prior to tenancy.) The kitchenette area is fitted with matching base units and complimenting worksurface over, inset stainless steel sink with mixer tap, plumbing for washing machine and built in electric oven with inset induction electric hob and cooker hood over, door to:

Shower Room

Fitted with three piece suite comprising tiled double shower enclosure, pedestal wash hand basin with mixer tap, close coupled WC and heated towel rail, extractor fan, tiling to all walls, tiled flooring.

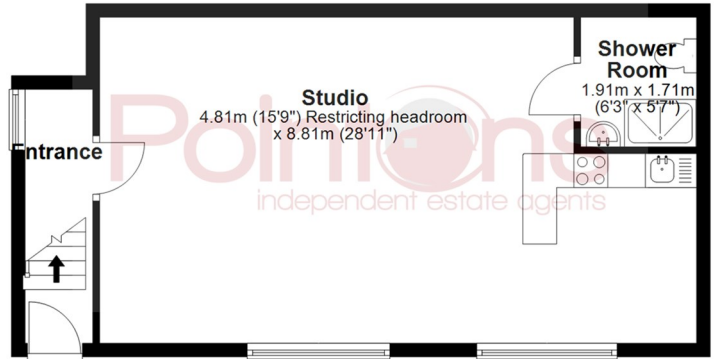
Outside

There is a garden of which the tenant has access too and two parking spaces.

Inclusions

The property is inclusive of gas, electricity, water, council tax, tv licence and wifi.

Ground Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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