



# Simon Close

, Nuneaton, CV11 4JR

**£850 Per Month**

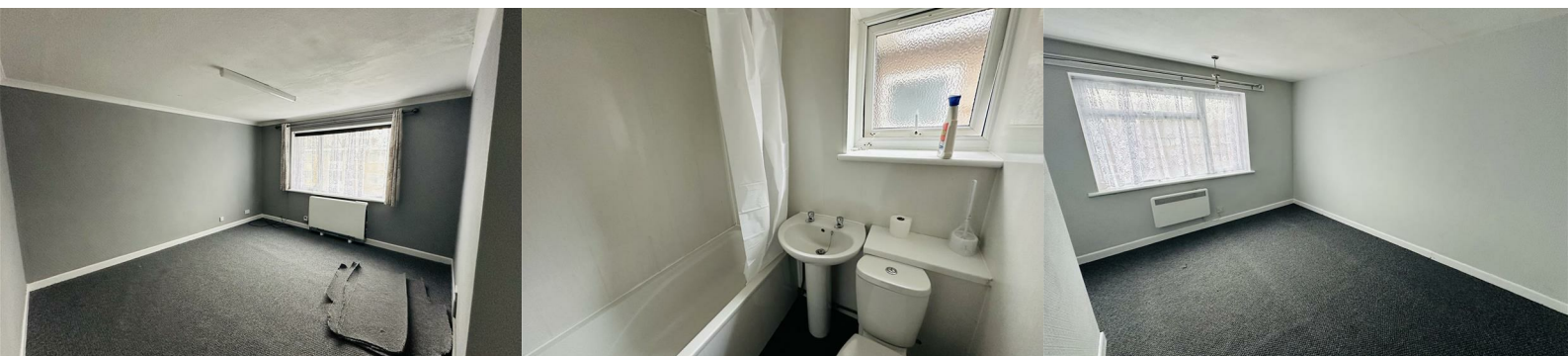


Nestled in the charming area of Simon Close, Nuneaton, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Spanning an inviting 560 square feet, the property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are greeted by a warm and welcoming atmosphere, with well-proportioned living spaces that make the most of the available area. The layout is thoughtfully designed to maximise both functionality and comfort, ensuring that every corner of the home is utilised effectively.

The two bedrooms provide ample space for relaxation and rest, making them perfect retreats at the end of a long day. Natural light floods through the windows, creating a bright and airy feel throughout the property. The flat is well-suited for those who appreciate a peaceful environment while still being close to local amenities.

Situated in Nuneaton, residents will benefit from a variety of nearby shops, schools, and parks, making it an excellent choice for families. The area is well-connected, with public transport options readily available,



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET  
COVENTRY, CV1 2NT  
coventry@pointons-group.com  
024 7710 333  
Company No: 7359350



BOND GATE CHAMBERS  
NUNEATON, CV11 4AL  
nuneaton@pointons-group.com  
024 7637 3300  
Company No: 6743033

74 LONG STREET  
ATHERSTONE, CV9 1AU  
atherstone@pointons-group.com  
01827 711911  
Company No: 81323250

[www.pointons-group.com](http://www.pointons-group.com)

VAT NO 742186125