



Aspects Gate

82 St Nicolas Park Drive, Nuneaton, CV11 6DY

£850 PCM



Welcome to this charming flat located at Aspects Gate, 82 St Nicolas Park Drive, CV11 6DY. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a modern home in a convenient location.

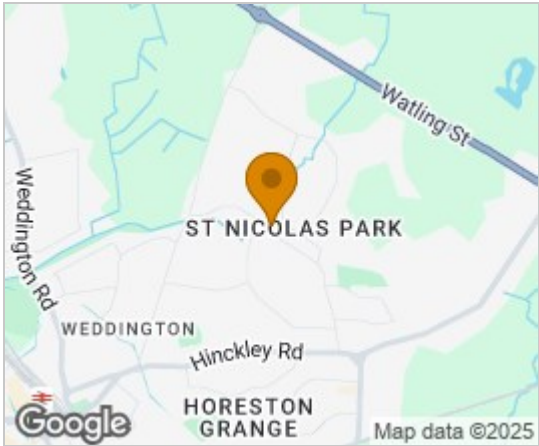
The flat features a well-proportioned reception room, providing an inviting area for relaxation and entertainment. With two bedrooms, there is ample space for rest and privacy, making it ideal for both professionals and those looking to downsize. The bathroom is thoughtfully designed, ensuring functionality and comfort.

One of the standout features of this property is the gated allocated parking, providing peace of mind and convenience for residents with a vehicle. Additionally, the flat benefits from an elevator, making access to the living space effortless, especially for those with mobility concerns.

The property boasts an impressive Energy Performance Certificate (EPC) rating of B, indicating its energy efficiency, which can lead to lower utility bills and a reduced carbon footprint. The council tax band B further



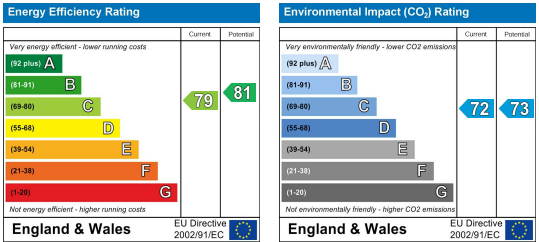
Area Map



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

VAT NO 742186125