

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.

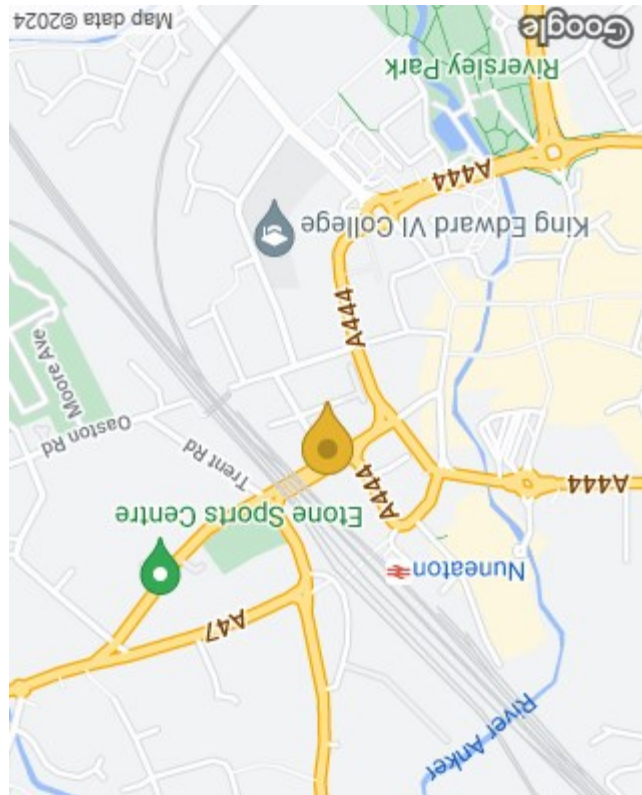
Please contact our Nuneaton Office on 02476 388863  
 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.

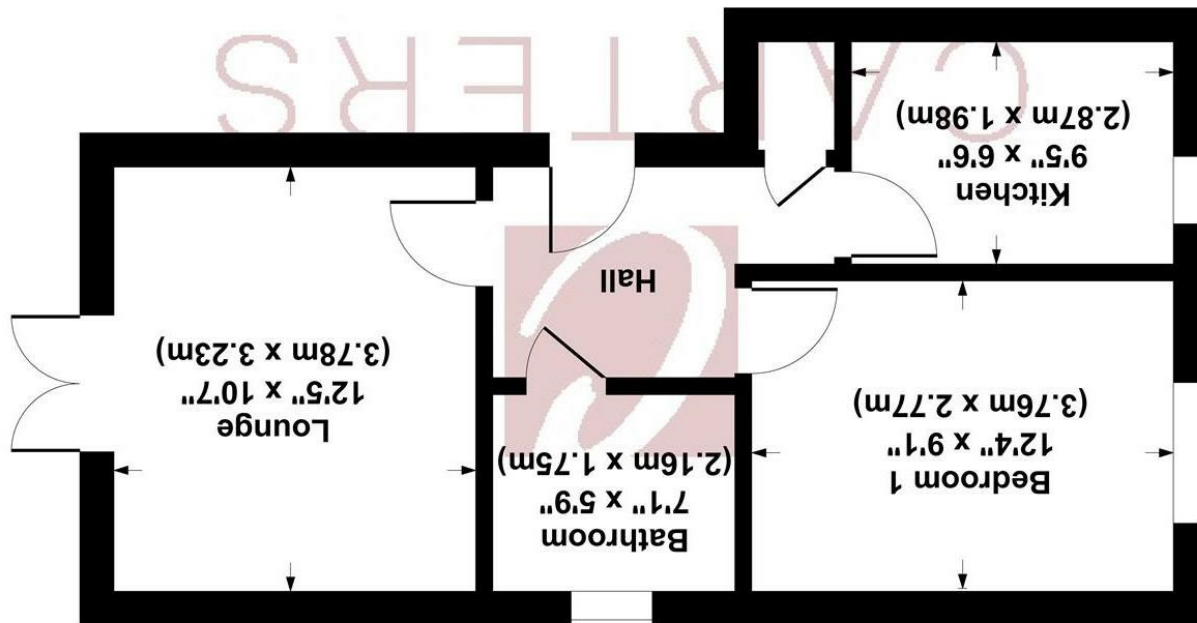
Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



Total Approx. 39.85 sq. metres (429 sq. feet)

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Orchard Street

Floor Plan



**CARTERS**  
 ESTATE AGENTS

14 Orchard Street  
 Nuneaton, CV11 4BT  
 £105,000



14 Orchard Street

Nuneaton, CV11 4BT

**\*\* CLOSE TO TOWN CENTRE\*\*PURPOSE BUILT FLAT\*\***

Welcome to a delightful offering from Carters - a meticulously crafted first-floor one-bedroom flat situated in a prime location just a stone's throw away from Nuneaton's bustling town center. Boasting an enviable proximity to an array of amenities, including the convenience of nearby bus and train stations, this property promises a lifestyle of unparalleled ease and accessibility.

Step into this well-appointed residence through a communal entrance complete with an intercom system for added security and convenience. The welcoming entrance hall sets the stage, with each room effortlessly flowing from its confines. Bathed in natural light, the spacious lounge beckons with its Juliet balcony, providing a charming vista of the serene surroundings. The modern kitchen, outfitted with contemporary fittings, invites culinary creativity, while the tranquil double bedroom offers a peaceful sanctuary for rest and relaxation. Completing the ensemble is the stylish bathroom, adorned with a modern white suite for luxurious indulgence.

Outside, the property boasts off-road parking at the rear, ensuring



hassle-free convenience for residents.

Offered with vacant possession and no upward chain, this property presents an ideal opportunity for both first-time buyers and astute investors looking to capitalize on the lucrative buy-to-let market. With its desirable location and immaculate presentation, early viewings are strongly advised to seize this exceptional chance to embrace the charm and potential of this wonderful home.

The property is leasehold with a long lease of approx. 108 years remaining. Ground rent is approx. £131.28 per year and the service charge is approx. £700 per year and paid every six months. This information was supplied by the seller and will need to be verified by you legal representative.