

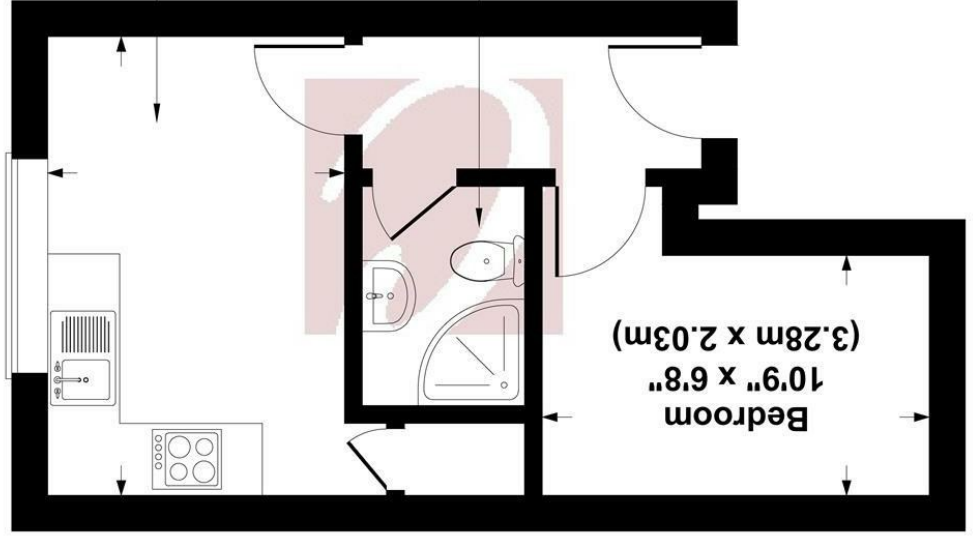
31 Abbey Green  
Nuneaton, CV11 5DT  
£600 PCM

1 Bed 1 Bath 1 Living Room 1 Dining Room

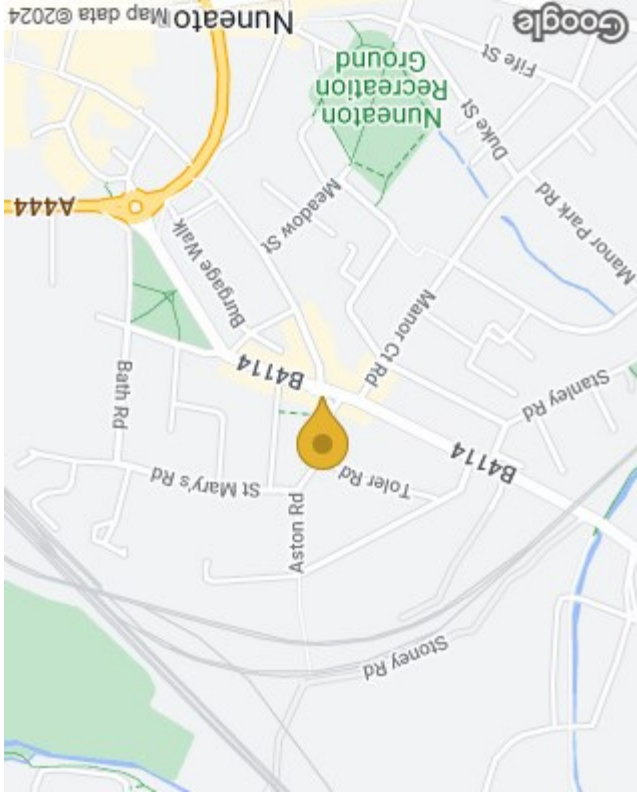


# Flat A, 31 Abbey Green, CV11 5DT

Total Approx. 25.17 sq. metres (271 sq. feet)

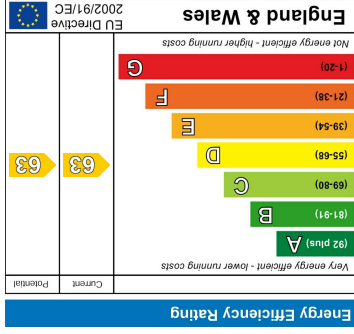


Floor Plan



Area Map

Energy Efficiency Graph



Not to Scale. Produced by The Plan Portal 2023

For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863

If you wish to arrange a viewing appointment for this property or require further information.

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.

## 31 Abbey Green

Nuneaton, CV11 5DT

Carters are pleased to offer this modern one bedroom first floor self contained flat situated in this popular location which is within walking distance of the local amenities, Nuneaton Town centre, the bus station and train station. The accommodation briefly comprises; entrance hall, living room/kitchen, bedroom and shower room. The property has been recently decorated throughout. Parking is on street. The property is mains sewerage & electricity connected. Heating & hot water is electric. No Pets. Council tax band - A. EPC rating - D.

\*RENT £600.00 PCM\* \*HOLDING DEPOSIT £138.00\* \*SECURITY DEPOSIT £692.00\*



### Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.