



CARTERS
ESTATE AGENTS



29 Coniston Court

Nuneaton, CV11 6DB

£185,000



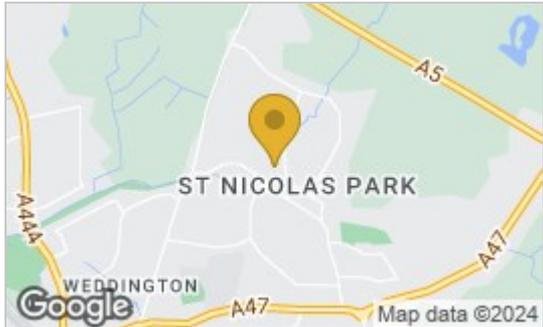
Discover the charm of this well presented first floor flat in the highly sought after St Nicolas Park Estate. Ideally located just moments from Boots the chemist, a CO-OP, a doctor's surgery, and various other local amenities, this flat offers the perfect blend of convenience and comfort. An excellent opportunity awaits with this property, complete with a garage and a nearby bus stop, making it ideal for those who value easy access to transport. Best of all, it is offered for sale with no upward chain.

Entering through the communal entrance, you'll find a welcoming personal space. The kitchen is well appointed with a range of fitted units, providing ample storage and workspace for all your culinary needs. The spacious living room is bright and airy, thanks to a large window that allows natural light to flood in. From the living room, a door leads to a small private balcony, where you can enjoy views of the communal garden, a perfect spot for your morning coffee or evening relaxation.

The flat boasts two bedrooms, with the main bedroom being a generously sized double room complete with fitted wardrobes, offering plenty of storage space. The second bedroom is ideal for a guest room, home office, or additional storage. The shower room is fitted with a shower cubicle, a vanity unit with wash hand basin and a WC.



Area Map



Floor Plans

Coniston Court
 Approximate Area = 664 sq ft / 61.6 sq m

Shower Room
 7'8" x 7'6"
 (2.34m x 2.29m)

Bedroom 2
 11'1" x 7'7"
 (3.38m x 2.31m)

Bedroom 1
 12'10" x 11'4"
 (3.91m x 3.45m)

Kitchen
 12'10" x 7'8"
 (3.91m x 2.34m)

Lounge
 18'0" x 12'11"
 (5.49m x 3.94m)

Balcony

FIRST FLOOR

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

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Energy Efficiency Graph

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	

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