

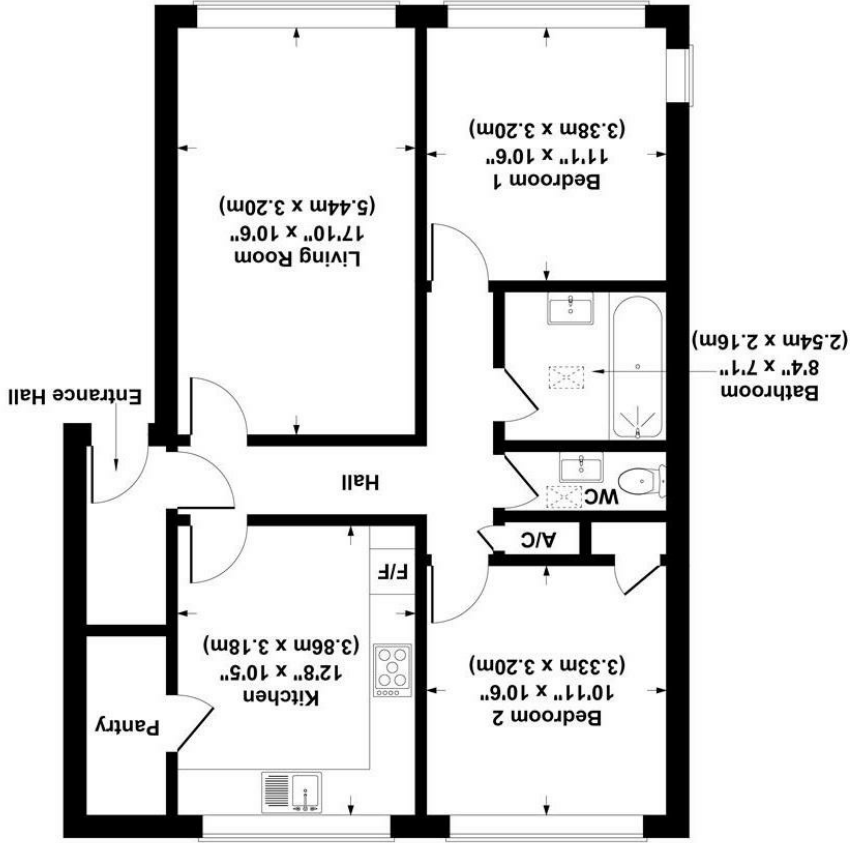


7 Cleaver Gardens
 Nuneaton, CV10 0HG
 £775 Per Month

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Floor Plan

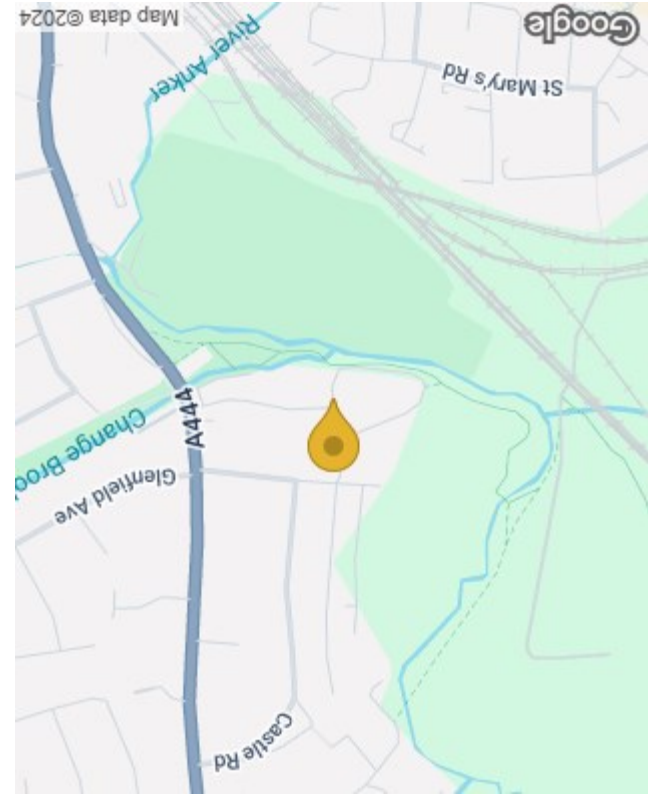
Cleaver Gardens, CV10 0HG
 Approximate Area = 804 sq ft / 74.6 sq m



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

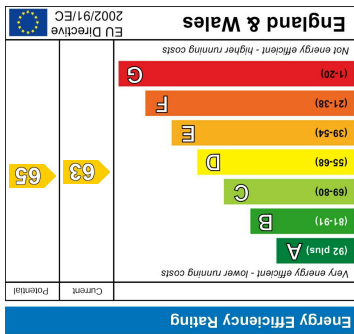
Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

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, whilst believed to be accurate 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.



Area Map

Energy Efficiency Graph



7 Cleaver Gardens
Nuneaton, CV10 0HG

A well presented second floor flat located in the popular Weddington area of Nuneaton. The property benefits from double glazing and gas central heating and briefly comprises: entrance hallway; spacious living room; modern fitted dining kitchen with a range of matching base and wall units, integrated oven, hob, extractor, fridge freezer and dishwasher and further benefitting from a good sized pantry/storage cupboard with plumbing for a washing machine; two double bedrooms; family bathroom with white suite and shower over bath and separate wc with wash hand basin. No pets. Council tax Band A. EPC rating D. The property is mains connected for water, utilities & sewerage.

****RENT £775.00 ** HOLDING DEPOSIT £178.00 ** SECURITY DEPOSIT £894.00****



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.