



THE KEY TO YOUR NEXT MOVE

[www.keyestateagents.com](http://www.keyestateagents.com)

# For Sale

**Tel: 024 7635 7645**



**50% Shared Ownership**



**Flat 18 Childes Court, Henry Street, Nuneaton CV11 5SQ**

**E-mail:** [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

**KEY ESTATE AGENTS**

**Website:** [www.keyestateagents.com](http://www.keyestateagents.com)

\*\*\* Shared Ownership 50% \*\*\*

This beautifully presented first floor 2 bedroom flat is perfectly situated just a short stroll from the town centre, offering both convenience and comfort in a quiet residential setting. You'll also enjoy being just a short walk from the scenic Coventry Canal and Riversley Park, ideal for walks and outdoor relaxation.

Inside, the property has been freshly painted throughout and features brand new carpets, giving it a clean and modern feel. The flat boasts two generously sized double bedrooms, ideal for professionals, small families, or as a fantastic investment opportunity.

The light and airy living space benefits from large windows that let in plenty of natural light. A modern fitted kitchen, with space for all your white goods and ample countertop space and well-maintained bathroom, with electric shower over bath and tiled surrounds complete this stylish and move-in-ready home.

Council Tax Band: A  
EPC: B  
Tenure: Leasehold  
Lease Remaining: 80 years  
Rent £255.18  
Service charge £101.12

### Entrance



Enter via the communal hallway up to the first floor where you find the flat. Open into a good sized hallway.

### Living/Kitchen Area 21'6" x 12'10" max (6.557 x 3.936 max)



A large, light and airy, open plan space with lots of potential. Modern Kitchen with plenty of space for white goods and lots of countertop space.

### Master Bedroom 11'8" x 11'7" max (3.564 x 3.550 max)



A generous master with new carpets and freshly painted. Easy to adapt to your style.

### Bedroom Two 13'2" x 7'8" (4.021 x 2.347)



A generous second room with new carpets and freshly painted. Easy to adapt to your style.

### Bathroom 7'11" x 5'9" (2.436 x 1.771)



A modern, stylish white suite, with shower over bath, sink and toilet and tiled surround.

**Rental Yield**  
Approx £750 pcm



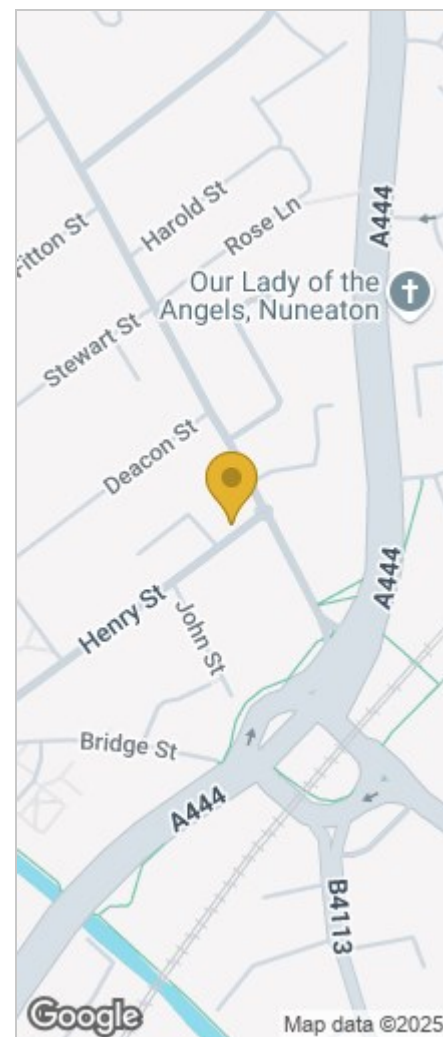
### Agents Notes

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

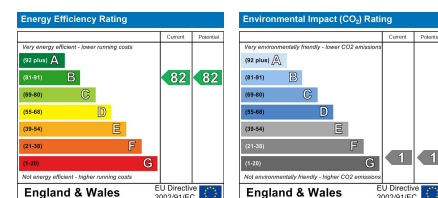
## Floor Plan



## Area Map



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**  
**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**sales@keyestateagents.com**



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645