



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



Offers Around £140,000

The Nook, Attleborough, Nuneaton



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

The Nook

Attleborough, Nuneaton

Offers Around £140,000



- **Sought-after development close to Attleborough Green**
- **Deceptively spacious and well presented**
- **Modern fitted kitchen with built-in oven & hob**
- **Bathroom with white three-piece suite**
- **EPC Grade: D**
- **Purpose-built first floor apartment**
- **Balcony with views over landscaped gardens**
- **Two double bedrooms**
- **Allocated parking space & Garage**
- **Council Tax Band: A**

Pleasantly situated within this sought-after development in the favoured residential area of Attleborough, positioned close to The Green, this purpose built first floor apartment presents an excellent opportunity for first-time buyers, downsizers or professionals.

Well presented and deceptively spacious throughout, the property must be viewed internally to be fully appreciated.

The accommodation briefly comprises a communal entrance hallway leading to a private entrance vestibule, which opens into a spacious lounge and dining area with access to a good sized balcony overlooking beautifully landscaped gardens. There is a modern fitted kitchen offering a comprehensive range of units including a built-in oven and hob, with access onto a further separate balcony area. An internal hallway leads to two double bedrooms and a bathroom fitted with a white three piece suite.

Externally, the property benefits from well maintained communal gardens and an allocated

parking space.

Overall, this is a superb apartment situated in a highly regarded location.

Council Tax Band A

EPC Grade D

Annual service charge - £1320.00

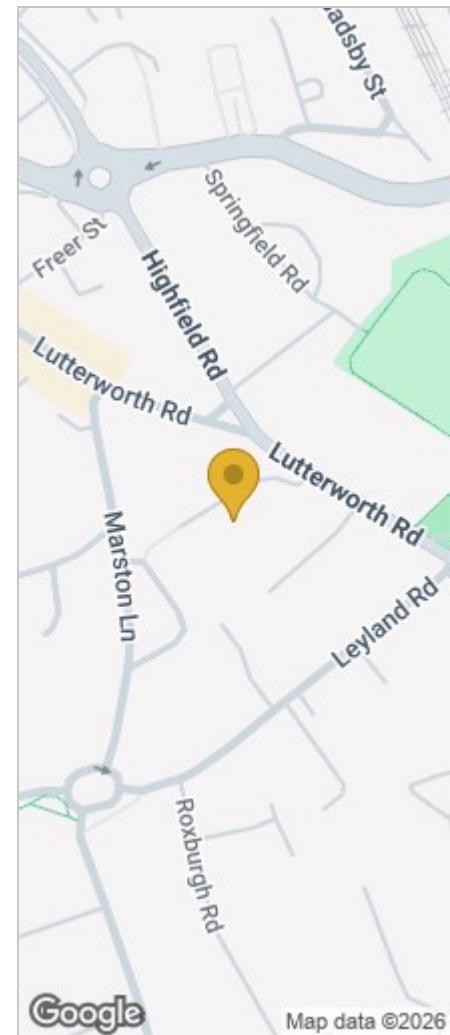
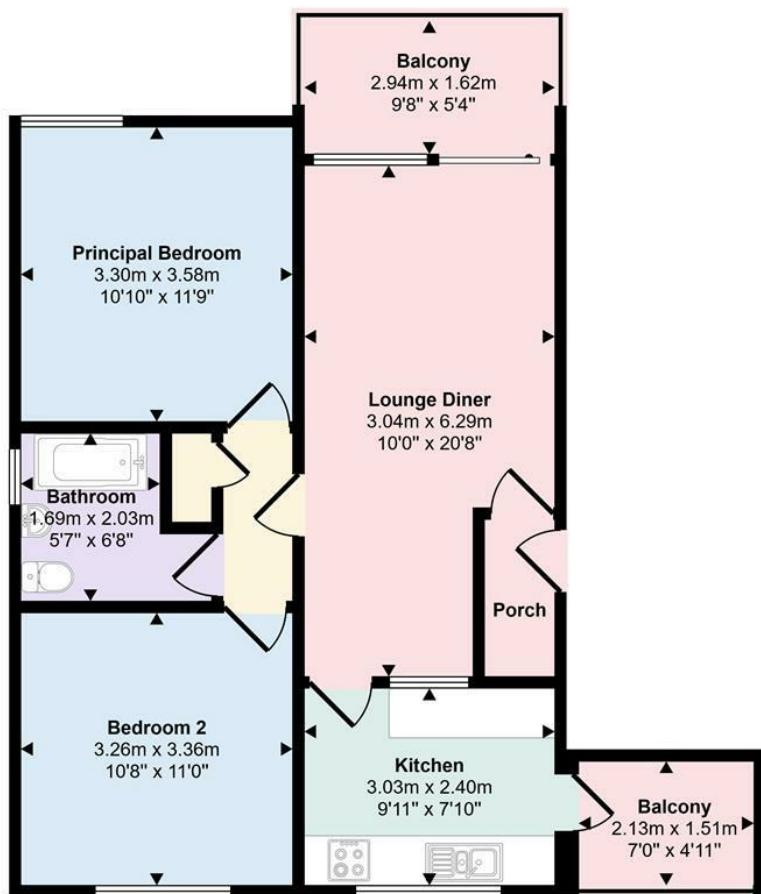
Agents Notes

Floor plans are for identification purposes only and not to scale. All room measurements in these lettings 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. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agents and under no circumstances are to be reproduced by a third party without prior permission.



Floor Plan

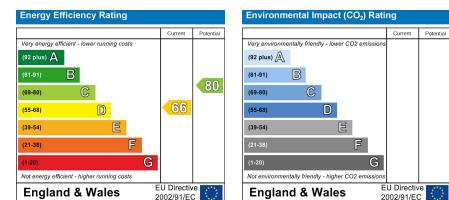
Area Map



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

OnTheMarket.com

rightmove

The Property
Ombudsman

DPS
Approved code

OFT
Approved code

naei propertymark
PROTECTED



024 7635 7645

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.