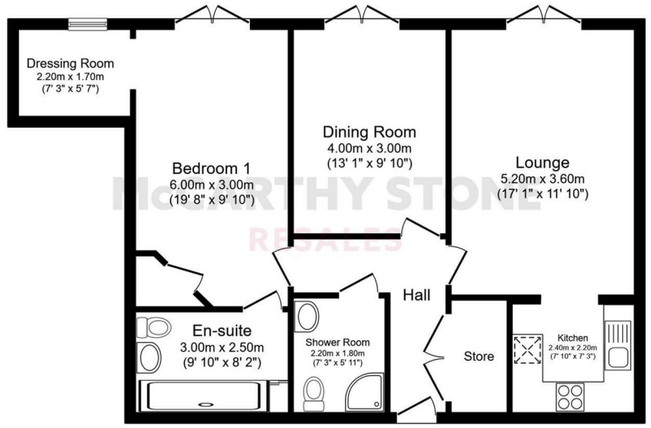
Excellent

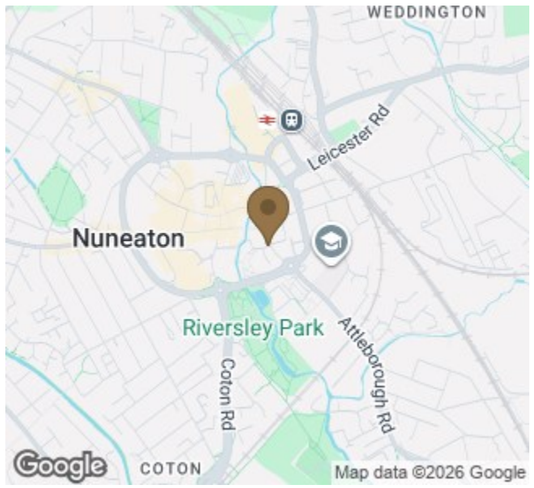
Trustpilot

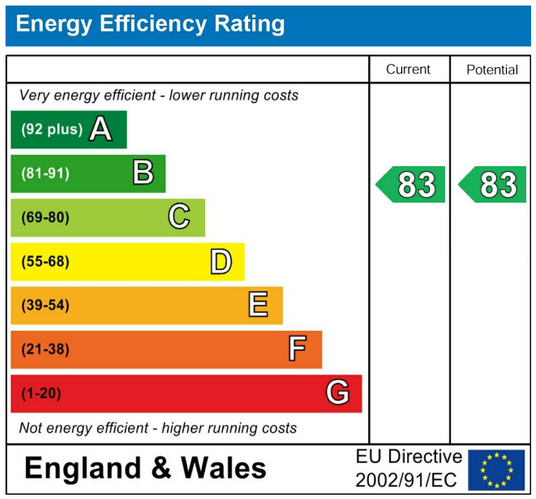
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Total floor area: 77.4 sq.m. (833 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered in England and Wales No. 10716544

The Property Ombudsman







39 The Close

Church Street, Nuneaton, CV11 4AU

2 | 2 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 39 The Close could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £168,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Expect to be Impressed -delightful retirement apartment for over 60's
- Beautifully presented second floor apartment
- Modern kitchen with appliances
- Two double bedrooms
- Ensuite and Shower Room
- 24- hour emergency call system
- House Manager and Homeowners lounge
- Landscaped gardens
- Guest Suite
- Offered Furnished or Unfurnished to suit the new buyer

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 The Close, Nuneaton

2 | 2 | Offers in the region of £168,000

The Close
The Close is a McCarthy & Stone Retirement Living development specifically designed for those over 60's. It has a collection of 51 one and two bedroom apartments, located in the town of Nuneaton. The Close provides the benefit of owning your own home, free from worries about external maintenance whilst having support from our on-site House Manager, on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and a courtyard for socialising. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. There are lifts to all floors and guest parking. There is also a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too!

Local Area
Nuneaton is a lively and vibrant town with plenty to see and do. The town centre itself is self- contained within the A444 ring road, and the McCarthy Stone development is located just beyond this, close enough to reach the centre within minutes, but separate enough to offer a peaceful retreat from the bustle of town. The town centre boasts extensive retail options, including Ropewalk Shopping Centre and Abbeygate Shopping Centre housing all the high street names. There's also a large Sainsbury supermarket for all your groceries and home essentials, while the train station is only half a mile away on foot, with regular services to the metropolis of Birmingham in just 28 minutes, and the historic town of Coventry in as little as 22.

Apartment Overview
A beautifully presented 2nd floor, two bedroom apartment benefitting from a generous living room with ample space for dining. The modern kitchen has built in appliances. The spacious master bedroom has built in wardrobes and a contemporary ensuite shower room. A second shower room is situated off the hallway so would be perfect for your guests. For peace of mind the apartment is fitted with a secure camera entry system and intruder alarm.

Entrance Hall
Front door with spy hole and letter box leading to the generously sized hallway. The utility/storage cupboard housing the plumbed in washer dryer is accessed from the hallway. Further doors lead into the shower room, living room and two bedrooms. 24-hour emergency call system. Illuminated light switches, and smoke detector.

Living Room
Bright and spacious living room with double glazed patio doors opening out a Juliette balcony. Ample room for a dining table and chairs. TV point (with Sky connectivity - connection charges may apply) and telephone phone points. Two ceiling lights points. Opening to the kitchen.

Kitchen
A modern high gloss kitchen fitted with a range of ivory base and wall units. The wall units house under unit spot lighting. Integrated fridge and freezer. Easy access Bosch oven. Four ringed hob with splash back and chrome extractor hood. The stainless steel sink unit with single drainer and mixer tap. Tiled floor.

Master Bedroom
A generous double bedroom with double-glazed patio doors to a Juliette balcony. Walk in wardrobe providing hanging rails and shelving. Two ceiling light points. TV and telephone points. Power points. Having the added luxury of a dressing room area.

En-Suite Shower Room
Part tiled shower room with a large, level entry shower cubicle with sliding door and support rail. WC. Vanity unit with inset wash hand basin with illuminated mirror over and shaver point. Emergency pull cord. Heated towel rail.

Second Bedroom
A generously sized second double bedroom, currently used as a dining room. Patio doors opening out to a further Juliette balcony. Two ceiling light points. TV point. Power points.

Guest Shower Room
Part tiled shower room with a large, level entry shower cubicle with sliding door and support rail. WC. Vanity unit with inset wash hand basin with illuminated mirror over and shaver point. Emergency pull cord. Heated towel rail.

Parking
This apartment does not come with an allocated space.

Ground Rent
Lease 999 years from 1st June 2019
Ground rent: £495 per annum
Ground rent review: 1st June 2034

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge: £3,916.203 for financial year ending 31/03/2027.

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













