



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£70,000**

**Charles Street, Nuneaton**



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

KEY ESTATE AGENTS

Website: [www.keystateagents.com](http://www.keystateagents.com)

Attention Cash Investors !!! Rare Opportunity in Abbey Green!

Here is a rare opportunity to acquire a first floor flat situated within the popular Abbey Green area of Nuneaton, a location that consistently proves attractive to tenants due to its convenience and accessibility. This property would make an ideal rental investment and offers well-planned accommodation with the benefit of gas central heating and UPVC double glazed windows.

The accommodation briefly comprises a front door leading into an entrance vestibule with stairs rising to the first-floor landing. From the landing, access leads into the lounge, which features a wall-mounted electric fire and provides a comfortable living space. The kitchen is fitted with a range of white base, drawer and wall units, offering practical storage and workspace. Further access leads into the shower room. A good-sized double bedroom is positioned to the front of the flat.

This is an excellent chance to secure a low maintenance investment property in a popular residential setting.

Ground Rent- £25 per Annum

Council Tax- A

EPC- D

We understand the leasehold is 99 years with 53 Years remaining on the lease - Currently in the process of buying freehold

#### **Estimated rent per calendar month**

£600- £650 estimated rent per calendar month

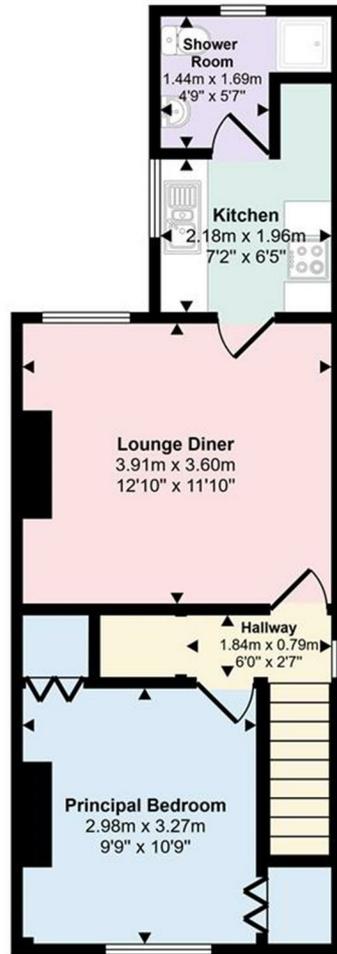
#### **Agent Disclaimer**

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.

- **CASH ONLY**
- **Ideal rental investment opportunity**
- **Popular Abbey Green location**
- **First floor flat**
- **Gas central heating**
- **UPVC double glazed windows**
- **Ground Rent- £25 per Annum**
- **Years left on lease- 53**
- **Council Tax Band- A**
- **EPC- D**

## Floor Plan

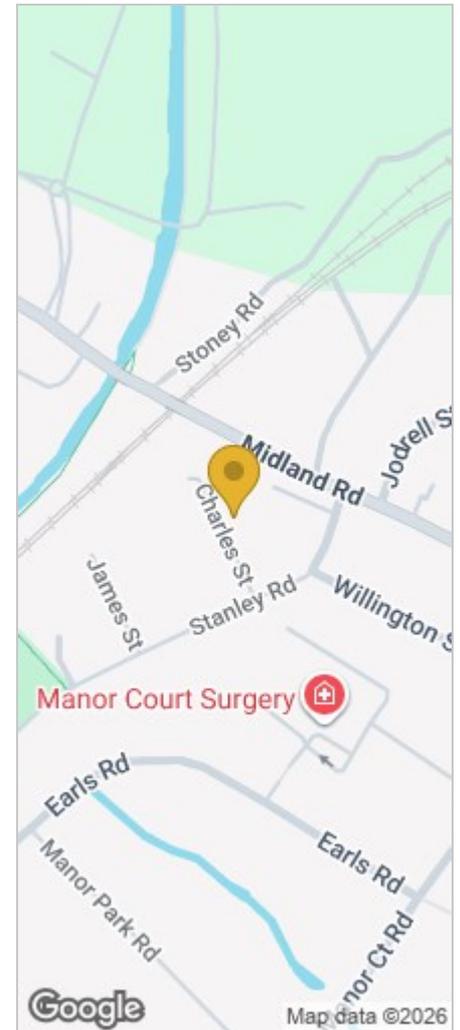
Approx Gross Internal Area  
40 sq m / 431 sq ft



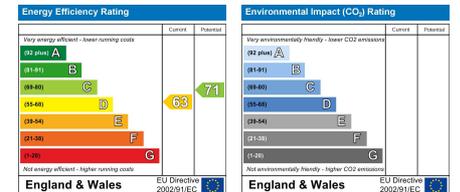
Floorplan

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.

## 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.

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KEY Estate Agents

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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.



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