



104 Ryde Avenue, Nuneaton
Nuneaton

Offers Over £100,000



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Nuneaton

**AMAZING OPPORTUNITY FOR A FIRST TIME BUYER **

This well-presented one-bedroom flat offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient and low-maintenance home. Situated on the first floor and offered with no upward chain, the property is leasehold with approximately 100 years remaining, providing peace of mind for the future owner. With a total floor area of approximately 36 square metres, the flat is thoughtfully arranged to maximise space and comfort. The entrance hall welcomes you with a large storage cupboard (providing practical solutions for everyday living) and unique access to loft space, which is ideal for additional storage. The recently renovated bathroom features contemporary fixtures and fittings, ensuring a stylish and fresh environment for relaxation. The main living area is well-proportioned, offering ample room for both lounge and dining furniture, while the adjoining kitchen is efficiently laid out, making the most of the available space and providing everything needed for modern living. The bedroom is a comfortable double, with plenty of natural light and space for wardrobes and additional furnishings. The property benefits from a low annual service charge of approximately £380, making it an attractive and affordable option for buyers seeking manageable running costs. Located in a popular residential area, this property is within easy reach of local amenities, transport links, and leisure facilities, ensuring everything you need is close at hand. With its combination of a long lease, recent upgrades, and practical features such as abundant storage, this flat represents a superb opportunity to secure a stylish and convenient home. Early viewing is highly





First Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



Total area: approx. 49.6 sq. metres (534.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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