



Flat  
Security Deposit: £980  
Holding Deposit: Add Text Here

# 47 SIMON CLOSE, NUNEATON, CV11 4JR

## £850 Per

### FEATURES

- Well-presented two-bedroom flat in popular Attleborough location
- One double bedroom and one versatile single bedroom
- Modern fitted kitchen with built-in oven, hob, and gifted fridge freezer
- Bright lounge-diner with feature fireplace
- Contemporary shower room
- PVCu double glazing and electric heating



# 2 Bedroom Flat located in Nuneaton

A well-presented two-bedroom flat, ideally located in the popular residential area of Attleborough, within walking distance of Nuneaton town centre, local amenities, and both train and bus stations. Offering convenience and comfortable living, this property is perfectly suited to professionals, couples, or small households.

The property benefits from PVCu double glazing, electric heating, access to communal gardens, and two parking permits for the residents' car park.

Internally, the flat comprises an entrance hallway leading through to a modern fitted kitchen, complete with a built-in oven and hob, along with a gifted fridge freezer. The lounge-diner provides a bright and versatile living space, enhanced by a feature fireplace. There is one well-proportioned double bedroom and a further single bedroom, ideal for use as a home office or guest room. The accommodation is completed by a contemporary shower room.

Externally, residents can enjoy access to well-maintained communal gardens, along with the convenience of allocated parking via permit.

Call us on

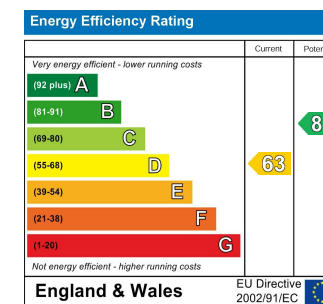
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

