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ESTATE AGENTS

17 Arbury Mansion Arbury Garth, Nuneaton

Nuneaton

£175,000



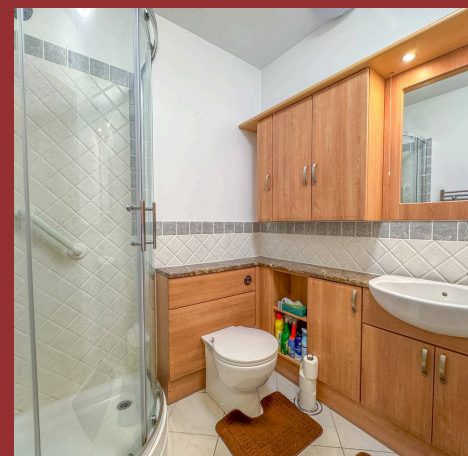


## 17 Arbury Mansion Arbury Garth

Nuneaton, Nuneaton

Carters Estate Agents are delighted to present this beautifully maintained **two-bedroom first floor apartment**, located in a highly sought-after **over 55s gated complex** just off Ansley Road, Nuneaton. Tucked away at the rear of the development, the apartment enjoys **peaceful views over green space and a local cricket pitch**, best enjoyed from its own **private balcony**. Accessed via secure electric gates and a luxuriously appointed entrance lobby with **lift and stairs**, the development is designed with convenience, accessibility, and lifestyle in mind. There's also ample parking for residents and guests, and beautifully maintained **communal gardens** to enjoy.

Internally, the apartment offers a **spacious and light-filled layout**, with an entrance hallway leading to a generous **lounge/dining room** with glazed double doors onto the balcony. The **modern fitted kitchen** is well equipped with integrated appliances, including oven, hob, fridge/freezer, dishwasher, and washing machine.





# 17 Arbury Mansion Arbury Garth

Nuneaton, Nuneaton

There are **two double bedrooms**, including a **principal bedroom with en-suite walk in bathroom**, and a separate main bathroom for guests. Finished to a high standard throughout, this apartment delivers modern, comfortable living in a welcoming and secure community.

Ideally located close to Nuneaton town centre, local shops, and transport links, this is a fantastic opportunity to join a vibrant and well-regarded development.

Council Tax band: B

Tenure: Leasehold







## Carters Estate Agents

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