Flat 2, The Cloisters, North Street, Atherstone, CV9 1JN

HOWKINS & HARRISON

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North Street,
Atherstone, CV9 1JN

Guide Price: £119,950

This impressive ground floor apartment forms part of The Cloisters, an attractive and characterful conversion set within a striking former chapel-style building in the heart of Atherstone. Offering 459 sq ft of well presented accommodation, the property combines charming period architecture with modern day practicality and benefits from excellent accessibility. The accommodation briefly comprises an entrance hall, a spacious open plan living room/kitchen extending to over 17ft in length, a double bedroom and a bathroom. Externally, the development enjoys well maintained communal surroundings together with residents' off road parking.

The Cloisters is a distinctive and well regarded development conveniently situated within walking distance of Atherstone town centre, local amenities and the railway station, making it an ideal purchase for first time buyers, downsizers or investors alike.

Location

Flat 2, The Cloisters is situated in a convenient central position on North Street in the popular Warwickshire market town of Atherstone. The property is within walking distance of the town centre, which offers a range of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Atherstone railway station is also easily accessible, providing direct services to Birmingham and Nuneaton, making the location well suited for commuters. The property benefits from excellent road links via the A5, M42 and M6, offering straightforward access to the Midlands motorway network and surrounding commercial centres.

Travel Distances:

Tamworth – 7 miles
Nuneaton – 6 miles
Coventry – 15 miles
Birmingham – 20 miles
East Midlands Airport – 24 miles
Birmingham Airport – 18 miles

Accommodation Details

Entered via a secure communal entrance, Flat 2 is positioned on the ground floor of this striking character conversion and offers well proportioned accommodation throughout. The apartment opens into an entrance hall which provides access to all principal rooms together with a useful airing cupboard/storage cupboard.

To the rear of the property is an impressive open plan living space incorporating both the lounge and kitchen areas. The living room enjoys excellent natural light through tall feature windows in keeping with the building's original design, whilst also providing ample space for both seating and dining furniture. The kitchen is fitted with a range of wall and base units incorporating work surfaces, inset sink and drainer, oven, hob and appliance spaces.

The double bedroom is generously sized and benefits from a continuation of the property's bright and airy feel, with space for freestanding bedroom furniture. Completing the accommodation is the bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

Externally, The Cloisters stands within attractive communal grounds and benefits from residents' off road parking, all conveniently positioned within easy reach of Atherstone town centre.

Tenure & Possession

The property is leasehold with a long lease remaining. – please enquire re: service charges

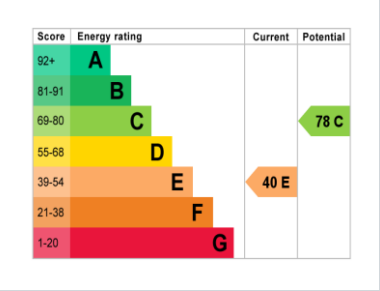
Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

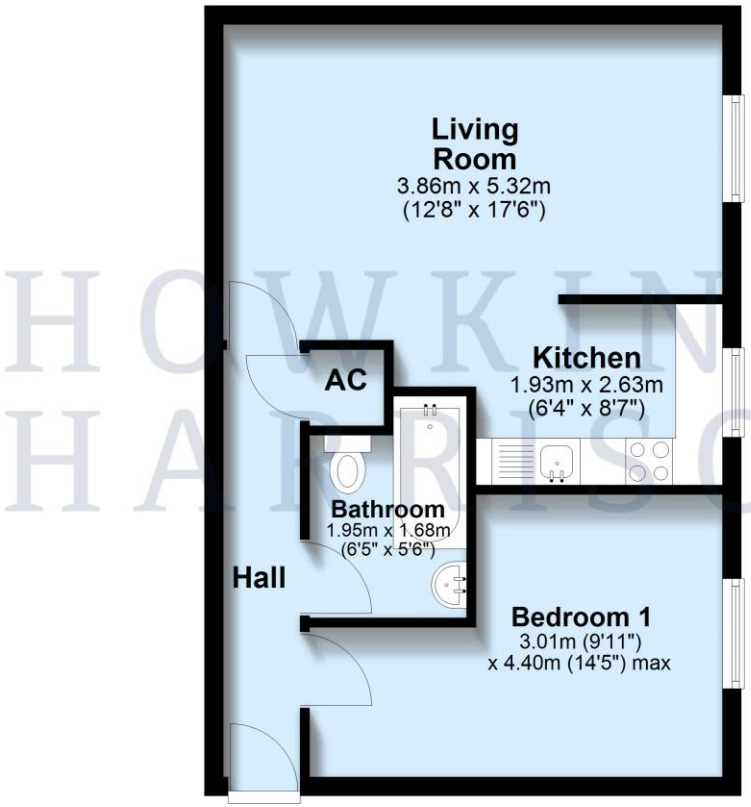
Services
None of the services have been teste. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is gas fired

Local Authority
North West Leicestershire District Council. Tel-01530 454545.

Council Tax
Band - A



Ground Floor
Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 42.7 sq. metres (459.7 sq. feet)

Howkins & Harrison
15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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