

## Flat 3 12 - 14 Arbury Road, Nuneaton, CV10 7NA

**£650**

SE Properties are delighted to present this newly decorated and well-presented one-bedroom first-floor apartment available to let NOW.

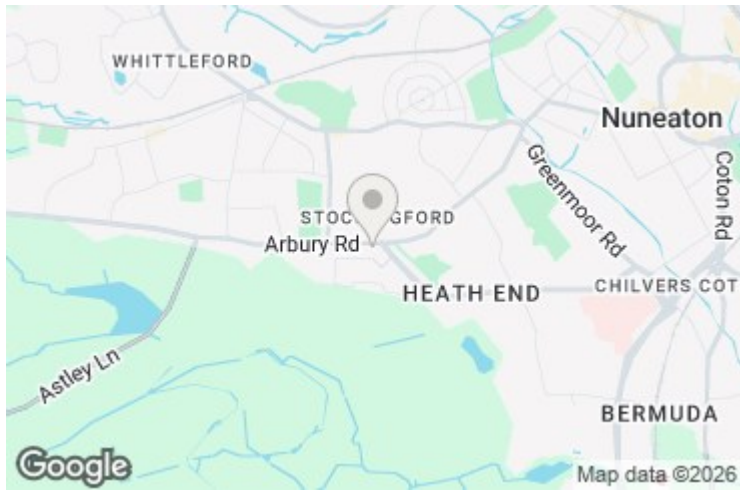
Ideally situated on the corner of Heath End Road and Arbury Road, offering excellent access to local amenities and transport links.

The property briefly comprises a private entrance foyer with stairs leading to the first floor, a welcoming entrance hall, a bright and spacious lounge, a fitted kitchen, a generous double bedroom complete with fitted wardrobes, and a modern bathroom featuring a shower enclosure.

Further benefits include fitted carpets throughout, electric heating, UPVC double glazing, and integrated kitchen appliances including a fridge/freezer, washing machine, oven, and hob.

This lovely home would be ideal for a single professional or couple.

Council Tax Band: A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	69
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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