



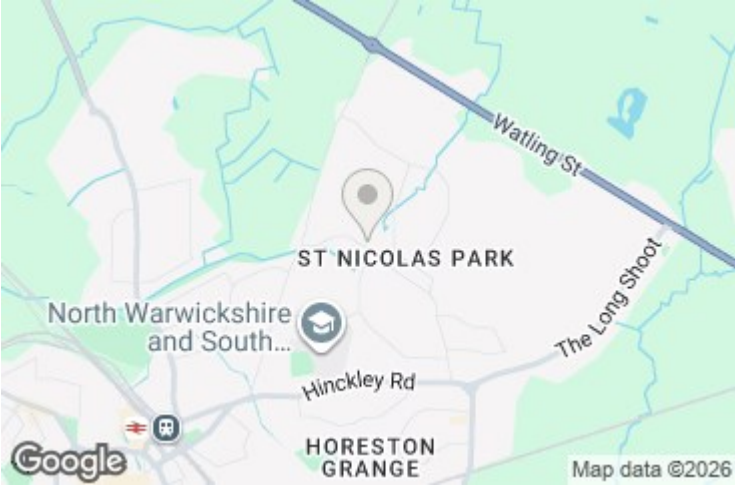
70A St. Nicolas Park Drive, Nuneaton, CV11 6DJ

£750 Per Month

SE Properties are pleased to present this Spacious Two Bedroom refurbished Maisonette with Balconies & Parking – St Nicolas Park Drive. Available to let NOW.

This spacious property comprises:
 Spacious lounge with doors leading to an enclosed front-facing balcony
 Fitted kitchen/diner with access to an enclosed rear balcony
 Family bathroom with separate W/C
 Two double bedrooms
 Additional large annexe and walk-in storage in the bedrooms and storage area on the landing.

Further benefits include:
 Gas central heating
 UPVC double glazing
 Off-road parking to the rear
 Excellent access to local amenities, schools, and transport links





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

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