



**Wenlock Court
Kingswood Road
Nuneaton
CV10 8PQ**

- Second floor apartment
- Allocated parking space
- Short distance to George Elliot hospital
- No chain

Offers In Region Of £125,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is pleased to introduce to you, this BRILLIANT two-bedroom apartment. Located in Nuneaton, this apartment is PERFECT for investors and first-time buyers.

This apartment offers a spacious lounge, with double doors leading to the Juliet balcony, a fitted kitchen, family bathroom and two DOUBLE bedrooms.

If you're looking for a space which requires no maintenance, then this is the one for you!

Located in a quiet neighbourhood with great views – this won't be available for long.

Don't wait! Call Cloud9 Estates TODAY to book your viewing!



Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		