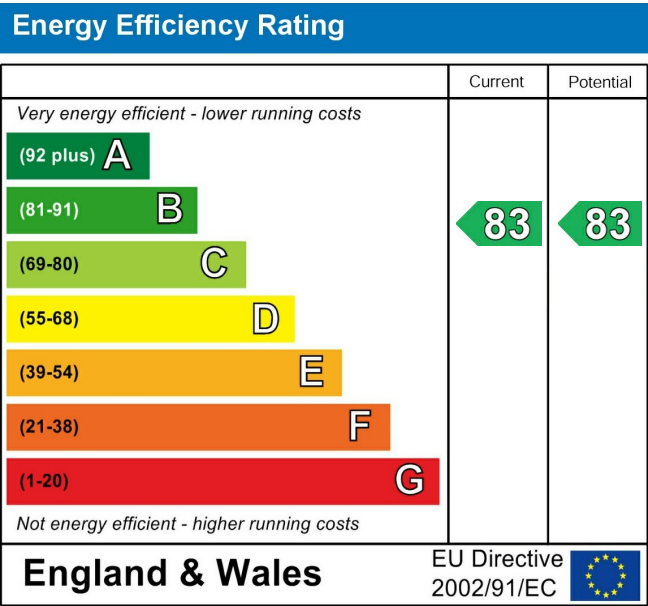
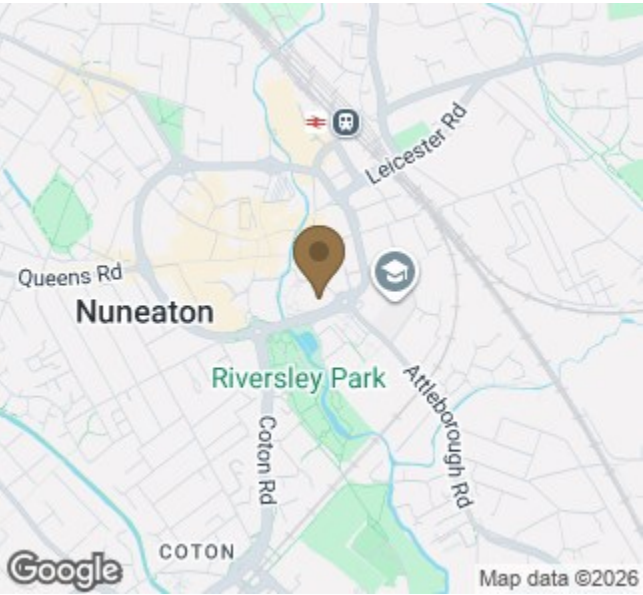
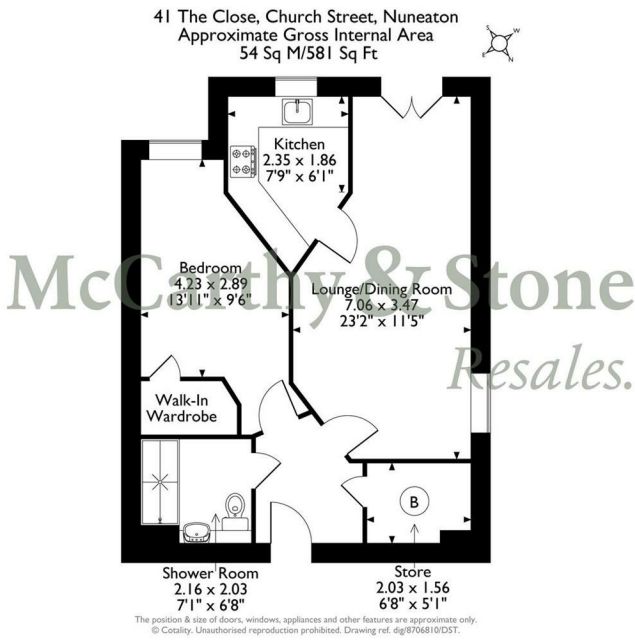




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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



41 The Close

Church Street, Nuneaton, CV11 4AU

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 41 The Close could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £179,000
Leasehold

☎ 0345 556 4104
✉ resales@mccarthyandstone.co.uk
🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully Presented Modern Apartment
- Situated on the Second Floor
- Double Bedroom
- Spacious Living Room/Juliette Balcony
- Modern Fitted Kitchen
- Fully Tiled Shower Room
- Video door entry system which is linked to the TV
- Intruder alarm and smoke detector
- Underfloor heating
- Social Communal Lounge

McCarthy & Stone
Resales.

41 The Close, Nuneaton

 1 |  1 | Asking price £179,000

The Close

The Close is a McCarthy & Stone Retirement Living development specifically designed for those over 60's. It has a collection of 51 one and two bedroom apartments, located in the town of Nuneaton. The Close provides the benefit of owning your own home, free from worries about external maintenance whilst having support from our on-site House Manager, on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and a courtyard for socialising. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. There are lifts to all floors as well as car parking onsite - including guest parking. There is also a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too!

Property Overview

A beautifully presented one-bedroom, second-floor retirement apartment, offering modern, low-maintenance living within a sought-after retirement development. The apartment features a bright and spacious living room with a Juliette balcony and ample space for dining, creating a comfortable and welcoming setting for both relaxation and entertaining.

A separate contemporary kitchen is fitted with a comprehensive range of modern units and integrated appliances, providing a practical and stylish workspace. The generous double bedroom benefits from a walk-in wardrobe, offering excellent storage, while the modern shower room is conveniently located off the entrance hallway.

Further practicality is provided by a useful walk-in utility/airing cupboard. Combining comfort, convenience, and well-planned accommodation, this attractive apartment is ideal for those seeking an independent retirement lifestyle.



Social Lifestyle

The Communal Lounge is at the heart of the community at The Close and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of The Close is the in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,610.80per annum (up to financial year end 31/03/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.



Ground Rent

Ground rent: £425 per annum
Ground rent review: 1st June 2034
Lease length: 999 years from 1st June 2019

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking Space

This apartment does not come with an allocated parking space. visitors parking is available for guests subject to availability.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

