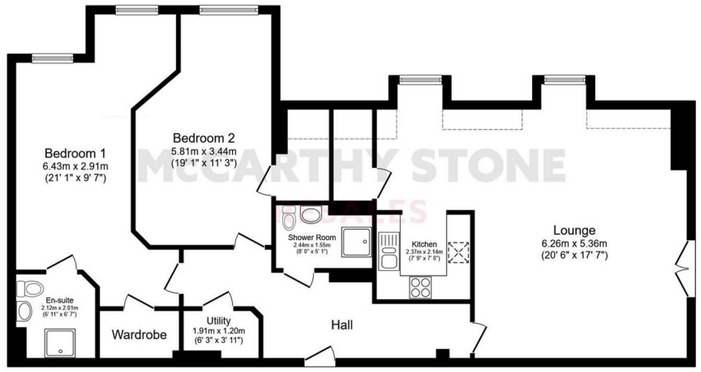
Excellent

Trustpilot

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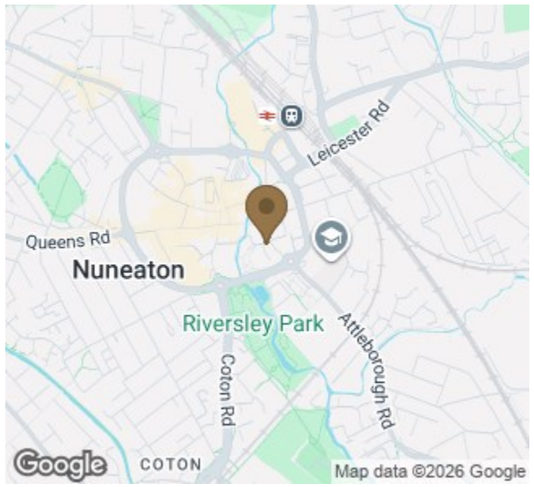


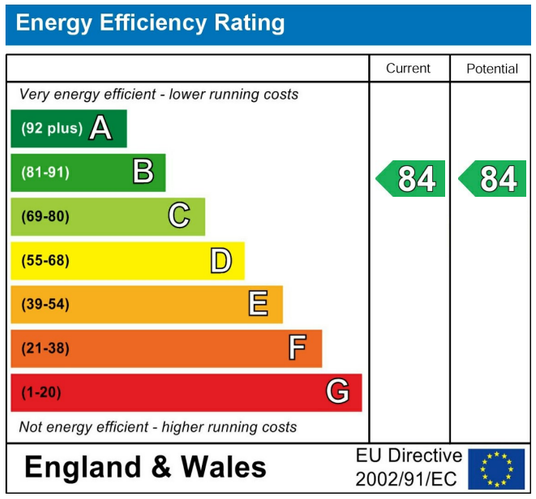
Total floor area 120.4 m² (1,296 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered in England and Wales No. 10716544

The Property Ombudsman







34 The Close

Church Street, Nuneaton, CV11 4AU

2 | 2 | Council Tax Band: D

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 34 The Close could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £210,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully presented second floor retirement apartment for over 60's
- Modern kitchen with appliances
- Generous Lounge Diner
- Two double bedrooms
- Two Shower rooms
- House Manager
- Homeowners lounge
- Landscaped gardens
- Guest Suite
- 24- hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 The Close, Nuneaton

2 | 2 | Offers in the region of £210,000

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 is a lift to all floors and guest parking. There is also a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too!

Local Area
Nuneaton is a lively and vibrant town with plenty to see and do. The town centre itself is self- contained within the A444 ring road, and the McCarthy Stone development is located just beyond this, close enough to reach the centre within minutes, but separate enough to offer a peaceful retreat from the bustle of town. The town centre boasts extensive retail options, including Ropewalk Shopping Centre and Abbeygate Shopping Centre housing all the high street names. There's also a large Sainsbury supermarket for all your groceries and home essentials, while the train station is only half a mile away on foot, with regular services to the metropolis of Birmingham in just 28 minutes, and the historic town of Coventry in as little as 22.

Apartment Overview
An immaculate apartment offering generous proportions and benefitting from a larger than average living room with ample space for a dining table. The modern kitchen has built in appliances. The spacious master bedroom has built in wardrobes and a contemporary ensuite shower room. Bedroom two is also a double and would also be ideal for use as a study/hobby room. A second shower room is situated off the hallway so would be perfect for your guests.

The hot water is heated by an electric pulsacoil hot water storage system located in the storage cupboard off the hallway. With the heating of the apartment operated by individually controlled panel heaters in all rooms apart from the Kitchen. A passive heat recovery ventilation system provides fresh air from outside while retaining the heat inside the apartment.

For peace of mind the apartment is fitted with a secure camera entry system and intruder alarm.

Entrance Hall
Front door with spy hole and letter box leading to the generously sized hallway. The utility/storage cupboard housing the plumbed in washer dryer is accessed from the hallway. Further doors lead into the shower room, living room and two bedrooms. 24-hour emergency call system. Illuminated light switches, and smoke detector.

Living Room
Bright and spacious living room with a double glazed window and an additional dormer window. Ample room for a dining table and chairs. TV point (with Sky connectivity - connection charges may apply) and telephone phone points. Two ceiling lights points. Opening to the kitchen.

Kitchen
A modern high gloss kitchen fitted with a range of ivory base and wall units. The wall units house under unit spot lighting. Integrated fridge and freezer. Easy access Bosch oven. Four ringed hob with splash back and chrome extractor hood. Composite style sink unit with single drainer and mixer tap. Tiled floor.

Master Bedroom
Spacious bedroom with a double-glazed window. Walk in wardrobe providing hanging rails and shelving. Two ceiling light points. TV and telephone points. Power points.

En-Suite Shower Room
Part tiled shower room with a large, level entry shower cubicle with sliding door and support rail. WC. Vanity unit with inset wash hand basin with illuminated mirror over and shaver point. Emergency pull cord. Heated towel rail.

Second Bedroom
A generously sized second double bedroom, two ceiling light points. TV point. Power points.

Guest Shower Room
Part tiled shower room with a large, level entry shower cubicle with sliding door and support rail. WC. Vanity unit with inset wash hand basin with illuminated mirror over and shaver point. Emergency pull cord. Heated towel rail.

Ground Rent
Lease: 999 years from 1st June 2019
Ground rent: £495 per annum
Ground rent review: 1st June 2034

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,916.20 for financial year ending 31/03/2027.

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking
This apartment does not come with a parking space.













