

Flat 5, 15 Marlborough Road Nuneaton CV11 5PG



SE Properties are pleased to present this one-bedroom flat, offering modern and practical single-level accommodation with allocated parking space. Available to Let.

The property benefits from an open-plan kitchen and living area, featuring a modern fitted kitchen with white gloss units, integrated oven and hob, and plenty of space for both living and dining.

There is a good-sized double bedroom with built-in storage, together with a modern shower room comprising a large shower enclosure, wash hand basin with vanity unit and WC.

A skylight and well-positioned windows provide plenty of natural light throughout the property, while the neutral décor and contemporary flooring create a fresh and welcoming feel.

With electric heating and UPVC Double Glazing. In convenient location within easy reach of the town centre and major road links.

EPC Rating: C Council Tax Band: A

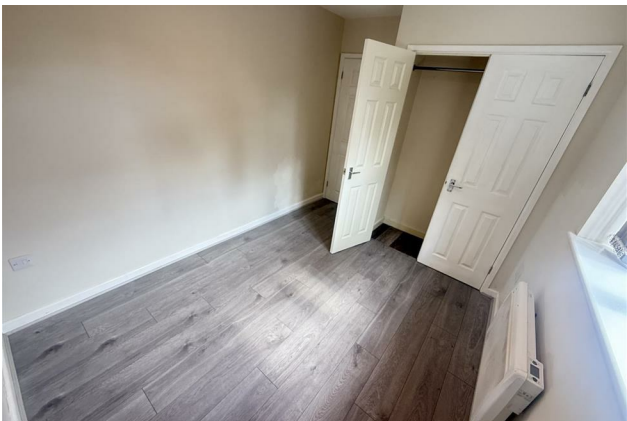
Upon submission of your application, a Holding Deposit equivalent to one week's rent will be required. Security Deposit equivalent to five weeks' rent. SE Properties - Trusted property experts since 1995 offering expert sales, lettings and property management across the Midlands. Personal service. Proven results.

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Important Note:
'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
101-120 A			101-120 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
76					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

