



Flat 11, The Cloisters, North Street, Atherstone, CV9 1JN

HOWKINS &
HARRISON

Flat 11, The Cloisters,
North Street,
Atherstone, CV9 1JN

Guide Price: £127,950

Situated within the striking and characterful building known as The Cloisters on North Street, this impressive first floor apartment offers approximately 445.7 sq ft of well presented accommodation, blending modern internal finishes with the charm of an attractive period-style conversion.

The apartment comprises an entrance hall, an open plan living room/kitchen measuring 17'7 in length, a double bedroom and a shower room.

Externally, the development benefits from a communal car park providing off road parking for residents. Ideal for first time buyers, downsizers or investors alike, the property enjoys a convenient position within walking distance of Atherstone town centre.



Location

Flat 11 is ideally positioned on North Street, within walking distance of the centre of Atherstone, a historic market town known for its character architecture and strong community feel. The town offers a range of independent shops, cafés, supermarkets and everyday amenities, together with schooling and leisure facilities. Atherstone also benefits from a railway station providing direct links to Birmingham and London, making it particularly convenient for commuters.

There is excellent road connectivity via the A5, M42 and M6, providing access across the Midlands and beyond.

Travel Distances:

Tamworth – 7 miles

Nuneaton – 6 miles

Coventry – 15 miles

Birmingham – 20 miles

East Midlands Airport – 24 miles

Birmingham Airport – 18 miles



Accommodation Details – Ground Floor

Accessed via a staircase rising to a communal landing, a private entrance door opens into the hall, providing access to all accommodation. The Living Room / Kitchen is the main living space, extending to 17'7" in length and benefitting from two arched windows which allow excellent natural light and enhance the sense of character. The room comfortably accommodates both lounge and dining furniture, while the kitchen area is fitted with a range of units and work surfaces arranged along one wall, creating a sociable open plan layout. A double bedroom has a window to the side elevation and useful storage and a shower room is fitted with a shower enclosure, WC and wash hand basin.

Outside

Outside, the development benefits from a communal car park providing off road parking for residents.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is leasehold with a long lease remaining.

Maintenance & Service Charges

Currently - Ground rent £25 per annum - Maintenance £95 per calendar month

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North West Leicestershire District Council. Tel-01530 454545.

Council Tax

Band - B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Howkins & Harrison

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First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



Total area: approx. 41.4 sq. metres (445.7 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.