

# Childes Court

## Henry Street, Nuneaton, CV11 5SQ

**£750 PCM**

1 1 1 B

Welcome to this charming flat located in the desirable area of Childes Court on Henry Street, CV11 5SQ. This delightful second-floor property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features one spacious bedroom, designed to be a peaceful retreat, ensuring a restful night's sleep. The bathroom is thoughtfully appointed, catering to all your daily needs.

One of the standout features of this property is the allocated parking space, providing you with the convenience of off-road parking in a bustling area. The flat boasts an impressive Energy Performance Certificate (EPC) rating of B, reflecting its energy efficiency and potential for lower utility bills. Additionally, the council tax band is A, making it a financially sensible choice for prospective tenants.

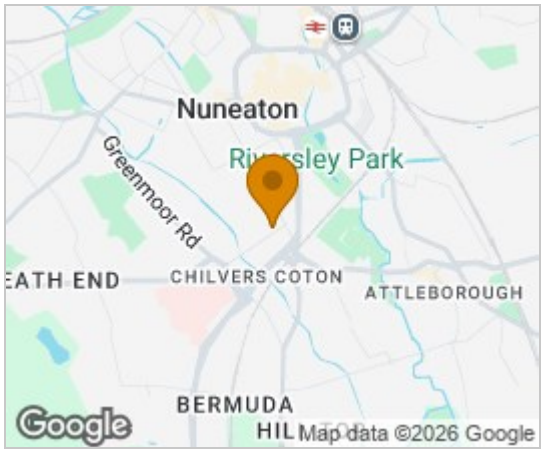
This property is ideally suited for non-smokers and does not permit pets, ensuring a tranquil living environment. With its prime location, you will have easy access to local amenities, transport links, and green spaces,





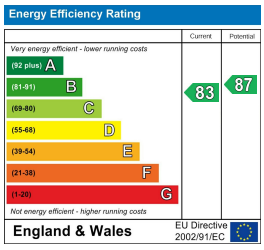


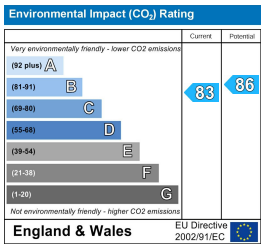
## Area Map




## Floor Plans

## Energy Efficiency Graph




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