



Kenilworth Drive, Nuneaton, CV11 5XP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** ITS A DOER UPPER AND LOW LEASE *** Here is a great opportunity to acquire this modern ground floor flat situated on the ever popular Weavers Green development close to the town centre, amenities, canal towpath and suitable for cash buyers only due to the low lease remaining - 63 years.

The property requires full modernisation, improvement and redecoration but does benefits from gas fired central heating, upvc double glazing, car parking space to the rear, small rear garden and is considered ideal as a rental investment with rentals nearby circa £700 pcm making a good rental return / yield.

Briefly comprising: entrance hall, lounge, inner hall, kitchen, bedroom, bathroom and small rear yard. EPC RATING C.





Key Features

- Ground floor maisonette
- Cash buyers only - 63 years on lease
- Needs full modernisation / upgrading
- Popular Weavers Green location
- Gas central heating & Dbl glazing
- Bedroom and bathroom
- Parking and rear garden
- EPC RATING C

£65,000

EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority -
NBBC



Total area: approx. 45.0 sq. metres (484.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

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