



Clarkson Close, Nuneaton, CV11 4BA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** RENTAL INVESTORS ONLY *** Here is an exciting opportunity to own this modern first floor flat forming part of a purpose built block close to the town centre in small cul de sac location which is currently let and offers a great investment opportunity.

The property offers comfortable, easily managed accommodation with gas fired central heating, upvc double glazing, allocated working to the rear and is presented in good order throughout with a long standing tenant (10 years +) to remain and current rent of £800 per calendar month.

Briefly comprising: communal hall, hall, lounge, kitchen, two good sized bedrooms and bathroom. Communal foregarden and allocated parking. EPC RATING B.





Key Features

- Modern first floor purpose built flat
- Central location close to town & amenities
- Rental investment buyers only
- Let at £800pcm to long-standing tenant
- Gas heating, Upvc dbl glazing & parking
- Two bedrooms & bathroom
- No onward chain / good investment opportunity
- EPC RATING B

£118,500

EPC Rating - B

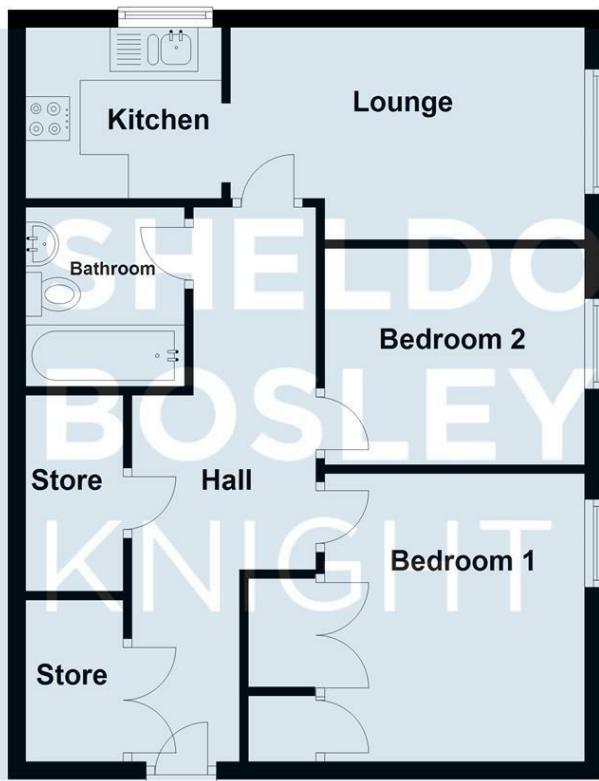
Tenure - Leasehold

Council Tax Band - B

Local Authority -
NBBC

First Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



Total area: approx. 51.8 sq. metres (557.3 sq. feet)

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

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