



SILKEN COURT T

Silken Court, Nuneaton, CV11 5PG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE MID APRIL 2024 ***

Situated in a purpose built block, within walking distance of the town centre is this modern first floor flat which is available for possession mid April. The property offers deceptively spacious accommodation, presented in excellent order throughout and benefits from gas fired central heating, upvc double glazing, allocated parking to the rear and an early viewing is highly recommended. Briefly comprising: Communal hall, through hall, lounge / diner, breakfast kitchen with built in oven, hob, two good sized bedrooms and modern bathroom with bath and shower. Allocated parking, EPC RATING C.





Key Features

- Spacious first floor apartment
- Close to the town centre
- Fitted kitchen
- Large lounge and two bedrooms
- Family bathroom
- Allocated parking
- Available April
- EPC C & Council tax band A

PCM
£725 PCM

Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

COMMUNAL HALL

Having intercom entry system, post boxes, door to the rear and staircase to the further floors.

HALL

Having entrance door, intercom entry, central heating radiator, storage cupboard and doors to:

LOUNGE DINER

11'6" x 15'2"

Having two central heating radiators, two uPVC double glazed windows and door to:

BREAKFAST KITCHEN

11'4" x 13'1"

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset one and half bowl sink with mixer tap, built in oven, four ring hob with integrated extractor hood over, space and plumbing for automatic washing machine and dishwasher, space for upright fridge freezer, Worcester boiler, vinyl flooring, extractor fan, central heating radiator and uPVC double glazed window.

BEDROOM ONE

16'6" x 7'11"

Having central heating radiator, two built in double door wardrobes and uPVC double glazed window to the front.

BEDROOM TWO

10'5" x 10'7"

Having central heating radiator, built in double door wardrobe and two uPVC double glazed windows.

BATHROOM

6'3" x 8'5"

Having a white suite comprising:- low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment, tiled splash backs, central heating radiator and tiled effect vinyl flooring.

OUTSIDE

There is one allocated parking space to the rear of the property and visitors parking on a first come first serve basis.







Floorplan

GROUND FLOOR 562.48 sq. ft.
(52.26 sq. m.)



TOTAL FLOOR AREA : 562.48 sq. ft. (52.26 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating - C

Tenure -

Council Tax Band - A

Local Authority
Nuneaton and Bedworth Borough
Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

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ARCHITECTURE

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