



Newdegate Street, Nuneaton, CV11 4EJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Situated in the heart of Nuneaton's town centre and occupying a second floor elevated position over-looking the George Eliot Statue is this modern fully refurbished flat. The property benefits from electric heating, double glazing and internal lift access. Comprising: communal hallway, entrance hall, open plan lounge / kitchen with built in oven/hob, bedroom and shower room. Within walking distance to Nuneaton Train Station this studio apartment will make an ideal base for the young professional looking to commute into Birmingham, Coventry or the other wider area so call now on 02476 374949 to secure your viewing.







## Key Features

- Town centre location
- Second floor studio apartment
- Walking distance to train station
- Open plan lounge/kitchen
- Bedroom & shower room
- Electric heating
- Upvc double glazing
- EPC D & Council tax band A

**PCM**  
**£550 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.

### **Hallway**

Having entrance door, electric consumer unit, bevelled effect laminate wooden flooring, smoke alarm and door to

### **Open Plan Lounge/Kitchen**

14'8" x 13'4"

Having intercom entry system, electric storage heater, uPVC double glazed windows to the front, modern fitted Kitchen with wall and base units, contrasting work surfaces, inset stainless steel sink, built in fan assisted stainless steel oven, four ring halogen hob with integrated extractor hood over, space for American style fridge freezer, space and plumbing for automatic washing machine, extractor fan, bevelled effect laminate wooden flooring, smoke alarm, door to Shower Room and opening to

### **Bedroom**

10'9" x 8'0"

Having uPVC double glazed windows to the front and bevelled effect laminate wooden flooring.

### **Shower Room**

3'4" x 7'11"

Having a modern white suite comprising low level w.c., wash hand basin inset to vanity unit, corner quadrant shower cubicle with Triton shower fitment, extractor fan and vinyl flooring.







# Floorplan

GROUND FLOOR  
28.9 sq.m. (311 sq.ft.) approx.



TOTAL FLOOR AREA : 28.9 sq.m. (311 sq.ft.) 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 - D

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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

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STRATEGIC  
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NEW  
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