



Cleaver Gardens, Nuneaton, CV10 0HQ

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# Property Description

\*\*\* TOP FLOOR FLAT \*\*\* This is a second floor (top) flat situated in a purpose built block in the highly popular Weddington part of Nuneaton. The property benefits from gas fired central heating, upvc double glazing, parking, communal gardens and sits close to the river Anker and Sandon Fields. There's also excellent local amenities, countryside walks, The accommodation briefly comprises communal hall, entrance hall, large lounge / diner, breakfast kitchen, inner hall, two double bedrooms and bathroom. Parking and communal gardens. EPC RATING D.





SECOND FLOOR 637.16 sq. ft.  
( 59.19 sq. m. )



TOTAL FLOOR AREA : 637.16 sq. ft. ( 59.19 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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## Key Features

- Top Floor Flat
- Sought after location
- Improved & well presented throughout
- Fitted kitchen
- Two double bedrooms
- Family bathroom
- Parking and communal gardens
- EPC Rating D - Council Tax Band A

PCM  
£650 PCM

