



THE KEY TO YOUR NEXT MOVE

[www.keystateagents.com](http://www.keystateagents.com)

To Let

Tel: 024 7632 2022



**£850 Per Calendar**

19 The Nook, Attleborough, Nuneaton CV11 4LG



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KEY ESTATE AGENTS

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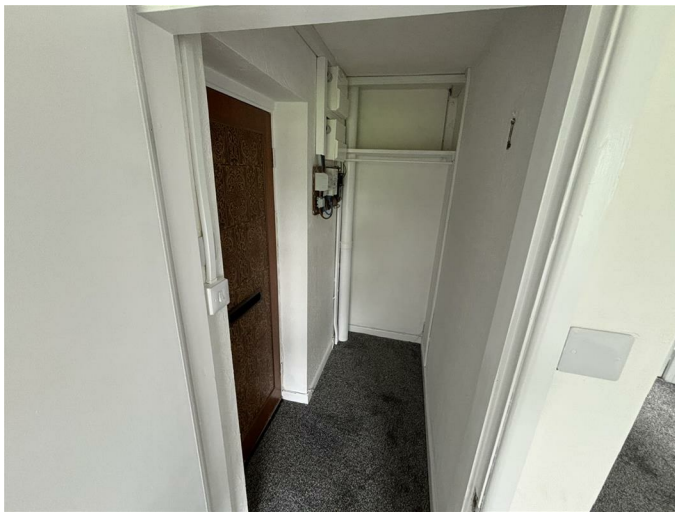
KEY are delighted to offer this 2 bedroom flat to let, located in a very desirable cul-de-sac in Attleborough.

The property benefits from the use of a large communal garden and a garage.

In brief the accommodation comprises two double bedrooms, a modern kitchen and bathroom, lounge and large balcony overlooking the communal garden.

Holding Deposit: £196  
Total Deposit: £980  
Council Tax Band A  
EPC Grade D  
No Deposit Option Available

### Hallway



### Living Room 21'0" x 10'2" (6.408 x 3.107)



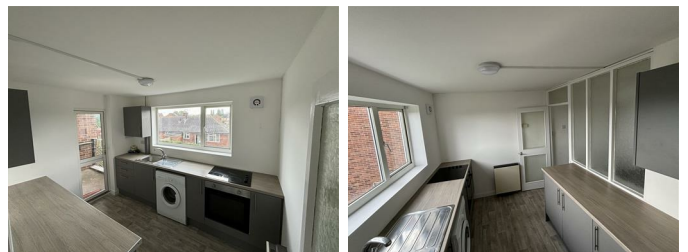
Spacious living room looking over the lovely communal garden, freshly decorated with new grey carpet and white walls

### Balcony 9'9" x 5'9" (2.986 x 1.762)



Balcony big enough to fit furniture that looks over the garden

### Kitchen 10'2" x 7'11" (3.109 x 2.435)



Newly fitted modern grey kitchen, built in oven and electric hob

### Balcony 2 6'11" x 5'0" (2.132 x 1.546)

### Bedroom 1 11'10" x 10'11" (3.611 x 3.343)



Freshly decorated with new grey carpet and white walls, built in wardrobe for convenience

### Bathroom 7'7" x 6'7" (2.313 x 2.024)



Newly fitted white bathroom suite with toilet, wash basin and bath/shower.

### Bedroom 2 11'1" x 10'11" (3.383 x 3.333)

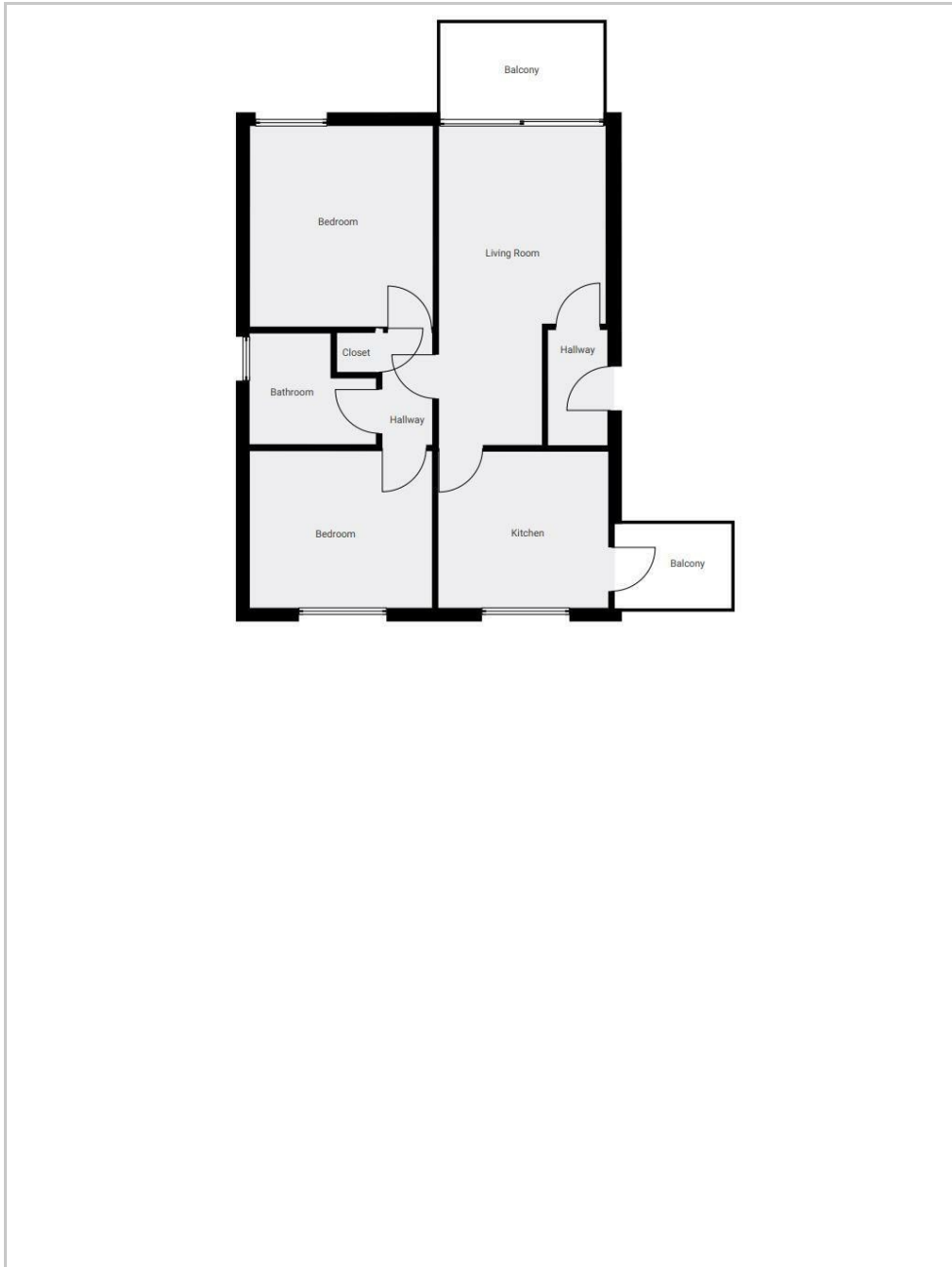


Freshly decorated with new grey carpet and white walls, built in wardrobe for convenience

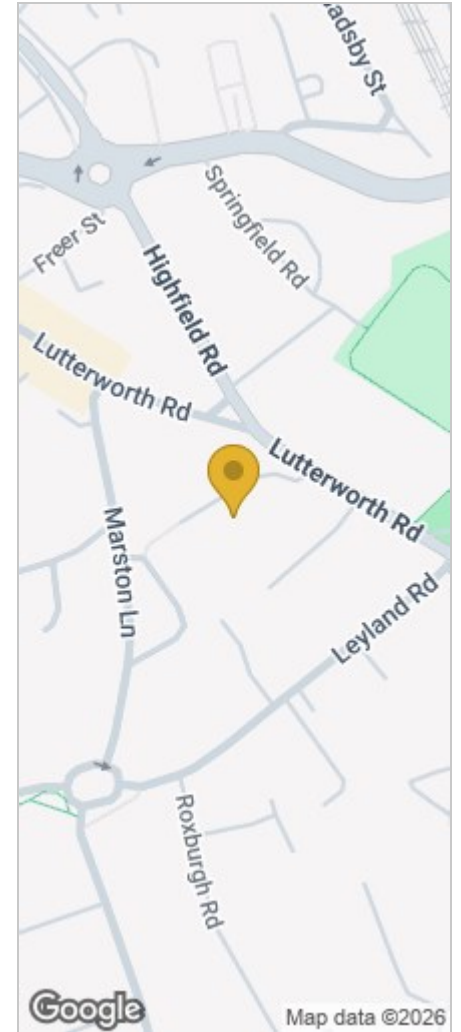
#### Agents Notes

Floor plans are for identification purposes only and not to scale. All room measurements in these lettings details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared, these opinions may vary from your own. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agents and under no circumstances are to be reproduced by a third party without prior permission.

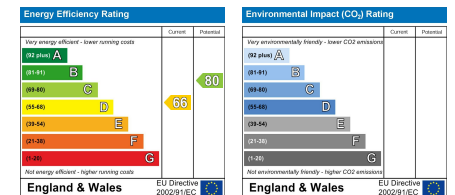
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**

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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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