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# For Sale

Tel: 024 7635 7645



**Offers Around £135,000**

The Nook, Attleborough, Nuneaton



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KEY ESTATE AGENTS

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# The Nook

Attleborough, Nuneaton

**Offers Around £135,000**



- Sought-after development close to Attleborough Green
- Deceptively spacious and well presented
- Modern fitted kitchen with built-in oven & hob
- Bathroom with white three-piece suite
- EPC Grade: D
- Purpose-built first floor apartment
- Balcony with views over landscaped gardens
- Two double bedrooms
- Allocated parking space & Garage
- Council Tax Band: A

*Pleasantly situated within this sought-after development in the favoured residential area of Attleborough, positioned close to The Green, this purpose built first floor apartment presents an excellent opportunity for first-time buyers, downsizers or professionals.*

*Well presented and deceptively spacious throughout, the property must be viewed internally to be fully appreciated.*

*The accommodation briefly comprises a communal entrance hallway leading to a private entrance vestibule, which opens into a spacious lounge and dining area with access to a good sized balcony overlooking beautifully landscaped gardens. There is a modern fitted kitchen offering a comprehensive range of units including a built-in oven and hob, with access onto a further separate balcony area. An internal hallway leads to two double bedrooms and a bathroom fitted with a white three piece suite.*

*Externally, the property benefits from well maintained communal gardens and an allocated*

*parking space.*

*Overall, this is a superb apartment situated in a highly regarded location.*

*Council Tax Band A*

*EPC Grade D*

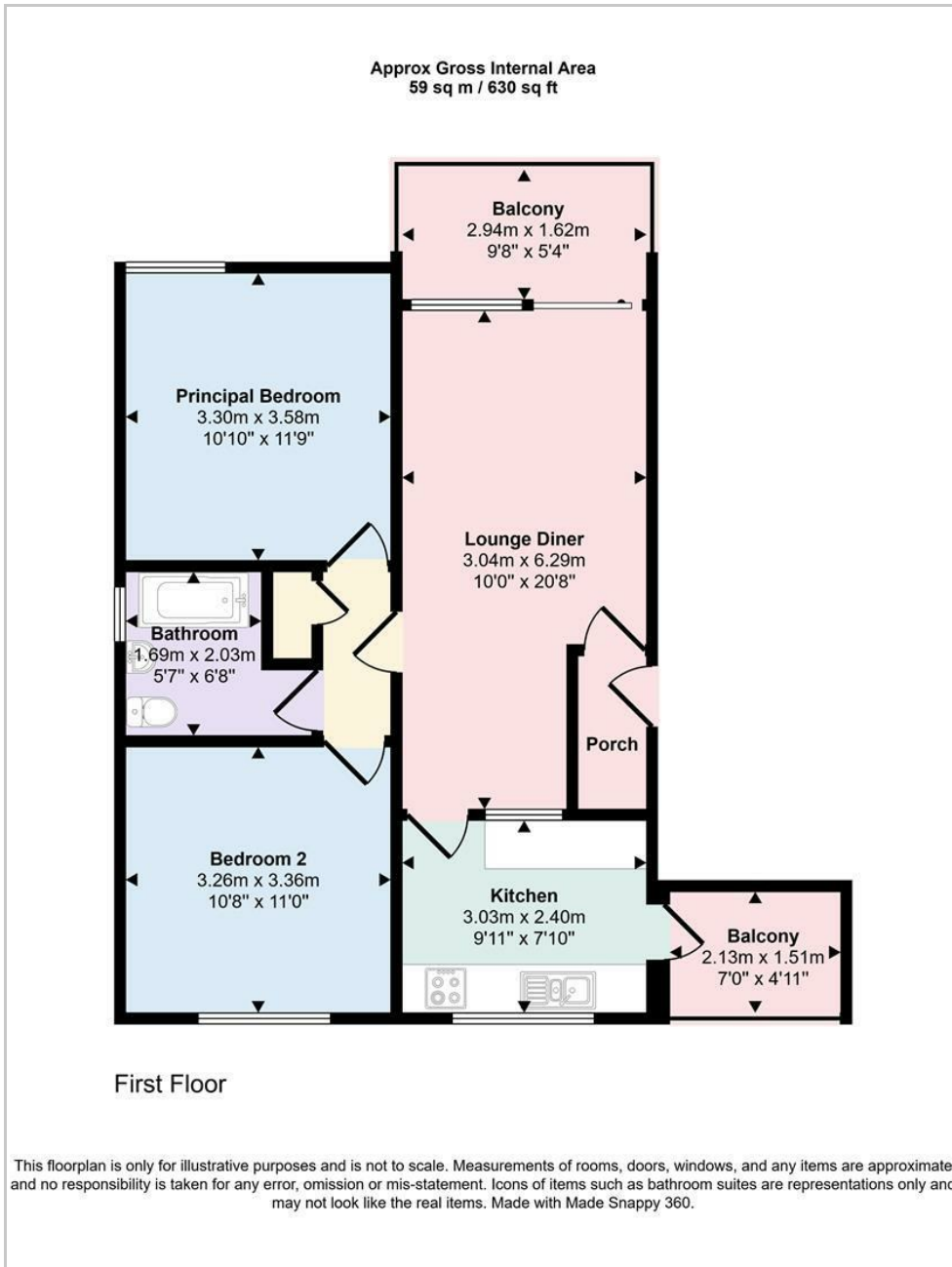
*Annual service charge - £1320.00. Leasehold - approximately 976 years remaining.*

## **Agents Notes**

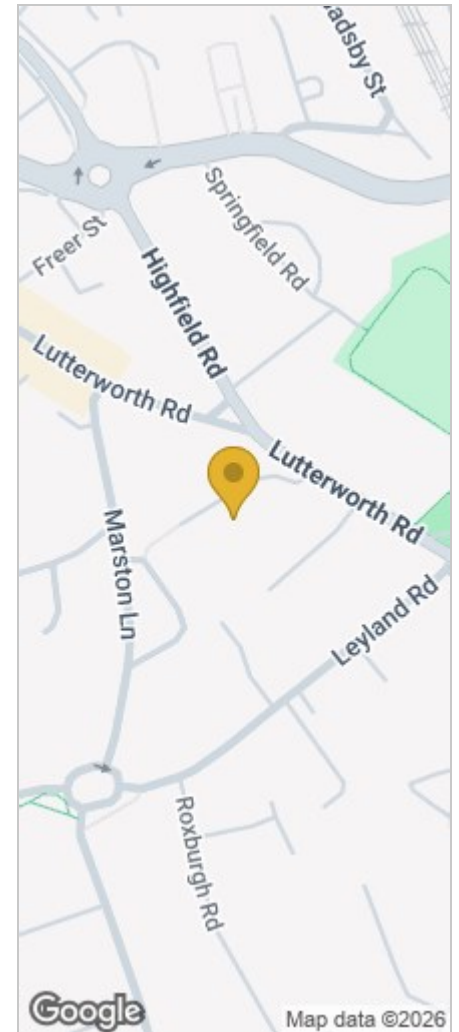
*Floor plans are for identification purposes only and not to scale. All room measurements in these lettings details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details 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.*



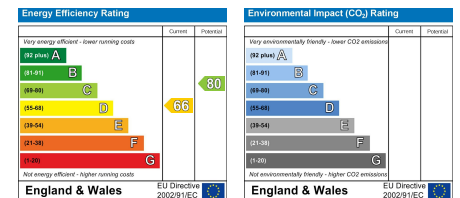
## Floor Plan



## Area Map



## Energy Efficiency Graph



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### KEY Estate Agents

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