



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£120,000

Clarkson Close, Nuneaton



E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com



Superbly presented two-bedroom top floor apartment in the highly popular Clarkson Close development. Ideally located within easy reach of the town centre, train and bus stations, and local shopping facilities, this bright and well-maintained home offers comfortable, low maintenance living perfect for first-time buyers, downsizers, or investors.

The accommodation includes a welcoming hallway with excellent storage, a spacious lounge with pleasing views, and a modern fitted kitchen with built-in oven and hob. There are two well-proportioned bedrooms, bedroom 1 having a range built-in wardrobes, along with a smart white bathroom suite with bath and mains shower. The property further benefits from gas central heating, UPVC double glazing, and an allocated parking space. An excellent apartment in a sought-after location early viewing is strongly

- **Superbly presented two-bedroom top floor (3rd floor) apartment**
- **Located within easy reach of the town centre, train station, bus station and shopping facilities**
- **Situated in a highly popular and well-maintained residential development**
- **Bright and spacious rooms throughout enjoying pleasant views**
- **Gas central heating and UPVC double glazing throughout**
- **Allocated off-road parking space included**
- **Council Tax Band A**
- **Service Charge - £137.86 Per Month**
- **Ground Rent- £150 Per Annum**
- **Lease Length- 106 Years**





recommended.

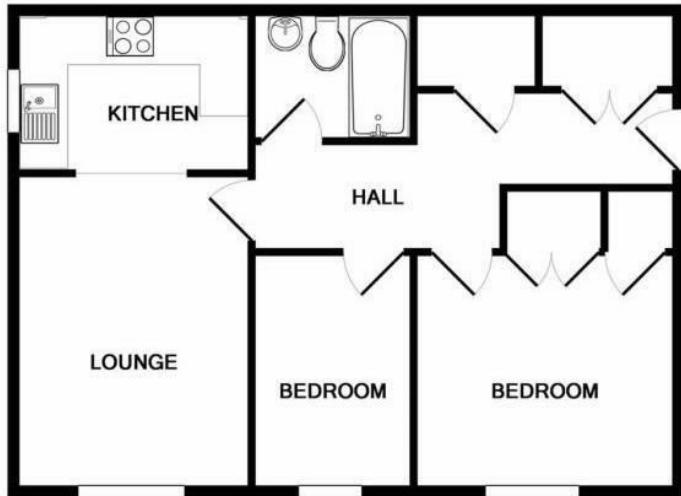
Council Tax- A
Ground Rent- £150 Per Annum
Service Charge- £137.86 Per Month
Lease Length- 106 Years



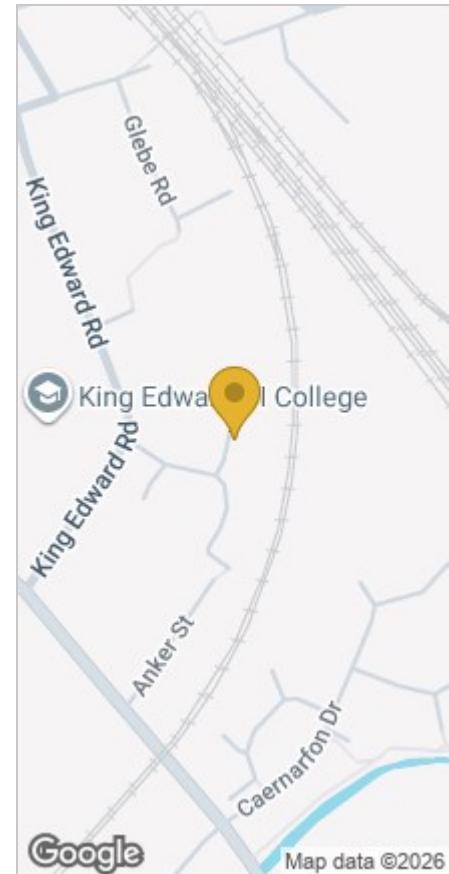
- **Superbly presented two-bedroom top floor (3rd floor) apartment**
- **Located within easy reach of the town centre, train station, bus station and shopping facilities**
- **Situated in a highly popular and well-maintained residential development**
- **Bright and spacious rooms throughout enjoying pleasant views**
- **Gas central heating and UPVC double glazing throughout**
- **Allocated off-road parking space included**
- **Council Tax Band A**
- **Service Charge - £137.86 Per Month**
- **Ground Rent- £150 Per Annum**
- **Lease Length- 106 Years**



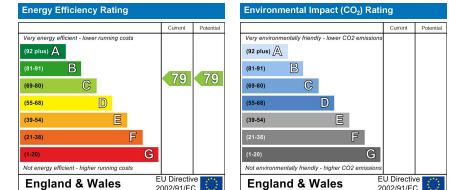
Floor Plan



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

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com



[Zoopla.co.uk](#)

[OnTheMarket.com](#)

[rightmove](#)

[The Property Ombudsman](#)

DPS
Approved code

OFT
Approved code

naea propertymark
PROTECTED

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.



024 7635 7645