



© Estate Culture

# Swansnest Grove, Nuneaton

£144,000 Leasehold

Nuneaton: Your Shared Ownership Dream

## Description

Estate Culture Ltd. is thrilled to present an exceptional opportunity to acquire a 60% shared ownership property at Swansnest Grove, Nuneaton.

This modern and well-appointed home offers a perfect blend of comfort and convenience, ideal for first-time buyers and families alike.

Situated in a sought-after residential area, this property provides easy access to local amenities, schools, and transport links, ensuring a lifestyle of ease and connectivity.

Upon arrival, you'll find two dedicated front parking spaces, providing convenient off-street parking.

Stepping inside, a welcoming entrance hallway leads you into the heart of the home.

The ground floor features a living room, perfect for relaxing and entertaining.

A convenient guest WC is also located on this level.

The modern kitchen/dining area is a highlight, boasting ample counter space, stylish cabinetry, and French doors that open onto the rear garden, creating a seamless indoor-outdoor flow.



Ascending the staircase, you'll find three well-proportioned bedrooms, each offering a comfortable and private space.

A family bathroom completes the first floor, providing all the necessary amenities for a busy household.

The rear garden is a private and secure space, laid to lawn, ideal for relaxing and enjoying outdoor activities.

This property presents an excellent opportunity to step onto the property ladder in a desirable location.

With its modern features and convenient setting, early viewing is highly recommended.

Contact Estate Culture Ltd. today to arrange your viewing and secure this wonderful home.

Important Information:

This property is offered on a 60% shared ownership basis.  
115 years remaining on the lease.

Monthly rent payable to Orbit Housing Association for the remaining 40% is approx. £260 per month.

Applicants must meet the eligibility criteria of Orbit Housing Association.

All information provided should be verified by your legal representative.

Estate Culture Ltd. recommends that all interested parties contact Orbit Housing Association to confirm their eligibility prior to viewing.

Estate Culture Ltd. – Your Partner in Finding Your Perfect Home.

Council Tax Band: D (Nuneaton & Bedworth BOROUGH COUNCIL)

Tenure: Leasehold

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

**Tenure**

Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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