



© Estate Culture

Gillet Close, Nuneaton

Offers Over £95,000 Leasehold

Immaculate, Fully Renovated 1-Bed Flat | High-Standard Finish, Gillet Close, Nuneaton

Description

Estate Culture Ltd. is delighted to present this immaculate, fully renovated one-bedroom first-floor flat in a popular residential area of Nuneaton.

This property offers a truly turn-key opportunity for first-time buyers or a savvy investor, featuring a luxurious, contemporary finish from top to bottom.

Key Features:

Pristine Interiors: Enjoy a bright, open-plan living/dining area with stylish wood-effect flooring and modern light fixtures.

The apartment boasts a brand-new, sleek kitchen and a stylish, fully tiled bathroom with a contemporary suite and vanity unit.

The generous double bedroom features a striking emerald-green accent wall, creating a bold and modern aesthetic.

An optional furniture package is available to purchase, offering a fully furnished, hassle-free move-in or rental-ready solution.

Over 96 years remaining on the lease.

Situated on Gillet Close, you'll benefit from being within walking distance of Nuneaton Town Centre, the Train Station, and Bus



Station. Excellent road links nearby via the A444, M6, and M1 connect you easily to Coventry and Birmingham.

This pristine flat is a fantastic opportunity in a sought-after location.

Viewing Highly Recommended!

Contact Estate Culture Ltd. today to arrange a viewing and inquire about the optional furniture package.

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

Tenure: Leasehold (96 years)

Ground Rent: £53 per year (reviewed every 1 years)

Service Charge: £1,059 per year (reviewed every 1 years)

Parking options: Off Street, Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL

Tenure

Leasehold



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

Viewing by appointment only
 Estate Culture Ltd - Head Office
 12 Holbrook Lane, Coventry, West Midlands CV6 4AB
 Tel: 02475186161 Email: info@estateculture.co.uk Website: <https://www.estateculture.co.uk/>