



**Vernons Mews,
Nuneaton, CV10 8DZ**

Rent: £750 PCM

AVAILABLE FROM: December



- 1st Floor 2 Bedroom Apartment
- Unfurnished
- Spacious with Modern Open Plan Living Area
- Fitted Kitchen Area with Appliances
- Large Bathroom
- Off Street Parking
- Shops & Public Transport Links Nearby

Location: from Queens Road turn into Croft Road, right into Tomkins Road, and right into Barpool Road, the apartments are on the corner of Black a Tree Road and Vernons Lane.

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

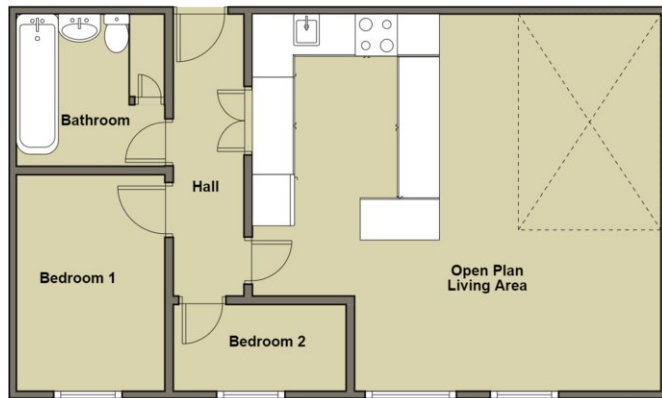
Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

For general guidance purposes only- NOT TO SCALE
Position of doors & windows are approximate



Providing generous accommodation throughout this spacious 2 bedroom apartment is offered unfurnished and is available from early December.

Located just outside of Nuneaton Town Centre the property is only a short walk from public transport links, local shops and amenities.

Offering modern open plan living the property also benefits from 2 good sized bedrooms, large bathroom, off street parking, double glazing, security entry-phone system and comes with washing machine and fridge freezer provided.

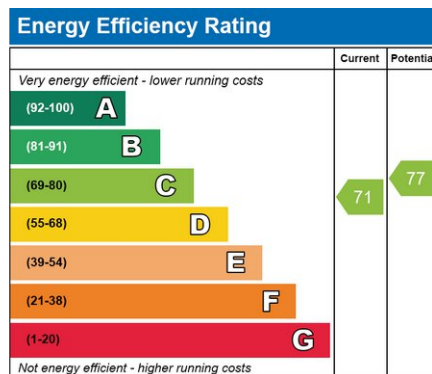
Entrance Hall	with security entryphone and large store cupboard
Living Area	6.91 x 5.97 - (22'8" x 19'7") open plan living area with laminate flooring, night store heaters and uPVC double glazed windows with Kitchen area separated by wide breakfast bar and having a range of base and wall units, roll edge worktops, built in oven and hob, fridge freezer and washing machine
Bedroom 1	3.91 x 3.30 - (12'10" x 10'10") with laminate flooring, uPVC double glazed window and night store heater
Bedroom 2	2.54 x 2.77 - (8'4" x 9'1") with laminate flooring, uPVC double glazed window and night store heater
Bathroom	with laminate flooring, airing/storage cupboard, bath with mixer tap shower over, glass shower screen, pedestal wash basin and low level WC

RENT: £750 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: 07/12/2023	RENTAL TERM: Long Term
SECURITY DEPOSIT: £865.38	HOLDING DEPOSIT: £173.07 *
COUNCIL TAX BAND: A	EPC RATING: C

*Holding deposit will form part of the first months rent on move-in.

Holding deposit is non-refundable for unsuccessful application or application withdrawal

EPC



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