



Franklin Court

, Nuneaton, CV11 4QW

£750 Per Month



Welcome to this charming duplex apartment located in Caldwell, Nuneaton. This delightful property boasts a well-designed layout spread over two storeys, providing both comfort and functionality for modern living.

As you enter, you are greeted by an entrance hall with a reception room off that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The apartment features two generously sized bedrooms, offering ample space for relaxation and rest. The recently redecorated interiors, complemented by new carpets throughout, create a fresh and inviting atmosphere, making it easy for you to move in and make it your own.

Situated in Franklin Court this offers easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or exploring the surrounding area.



Entrance

Via communal telephone entry system with stairs to first floor leading to apartment entrance:

Entrance Hall

Electric storage heater, opening to Kitchen, door to Storage cupboard, door to Storage cupboard.

Kitchen 6'6" x 11'3" (1.97m x 3.43m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge, electric point for cooker, double glazed window to front, door to Storage cupboard, plumbing for washing machine.

Utility Cupboard

plumbing for washing machine.

Lounge 12'5" x 14'2" (3.79m x 4.31m)

Double glazed window to rear, two electric storage heaters, wooden laminate flooring, door to:

Inner Hallway

Obscure double glazed window to rear, stairs.

Landing

Wall lights, doors to:

Bedroom 11'11" x 14'2" (3.64m x 4.32m)

Double glazed window to rear, electric storage heater, wall lights, door to Storage cupboard.

Bedroom 12'1" x 10'4" (3.69m x 3.16m)

Double glazed window to front, electric storage heater, wall lights.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to front, wall light.

General Information

Council tax band is A payable to Nuneaton & Bedworth Borough Council. There is a deposit payable of £923

Tenancy's are granted subject to satisfied references conducted through our preferred reference agencies. A holding fee equivalent to one weeks rent will be required prior to references being obtained and will be deducted from your initial first months rent payment upon satisfactory references or the payment will be lost if you are not successful. Pointons will only take one holding deposit at the time of applying for references. The landlord insists on no smokers and no pets.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET
COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

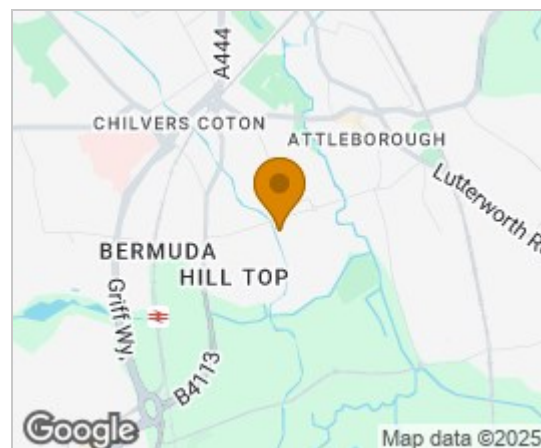


BOND GATE CHAMBERS
NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

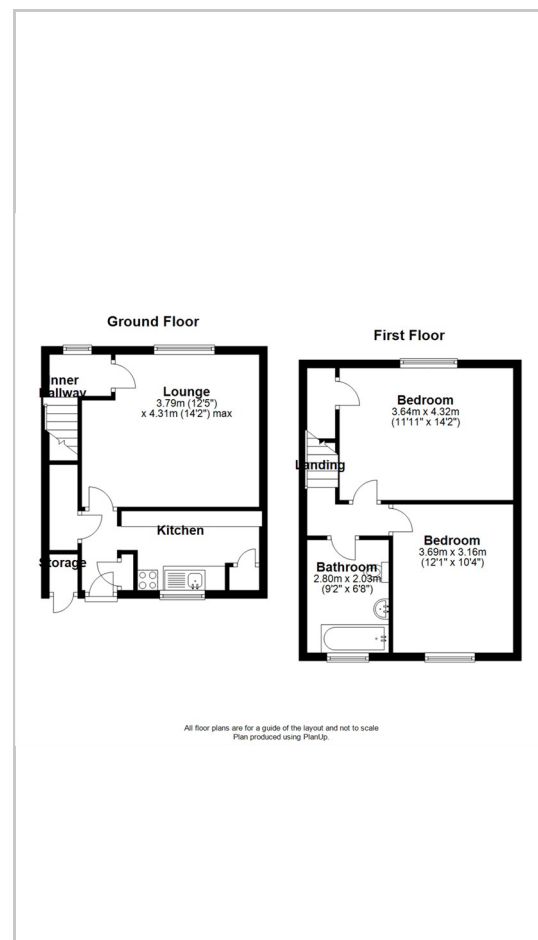
www.pointons-group.com

VAT NO 742186125

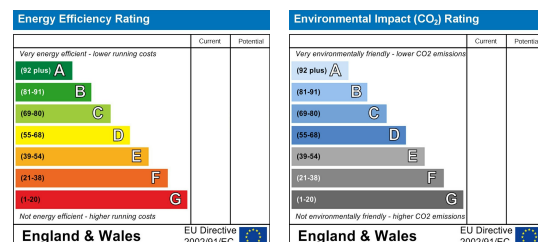
Area Map



Floor Plans



Energy Efficiency Graph



74 LONG STREET
ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250