Floor Plan

Ground Floor

- Bedroom 4.69m x 2.95m
  (15'4" x 9'7"
- Bedroom 4.69m x 2.95m
  (15'4" x 9'7"
- Kitchen 4.45m x 1.80m
  (14'7" x 5'11"
- Lounge 5.34m x 4.11m
  (17'6" x 13'6"
- Balcony
- Bathroom 2.10m x 1.62m
  (6'11" x 5'3"
- WC
- Store
- Hallway
- Store

Total area: approx. 72.5 sq. metres (780.2 sq. feet)

EPC

Energy Performance Certificate

- EPC Rating: D
- GHG Emissions: 67 kg CO2 per year
- Energy Performance Chart

DISCLAIMER

- Services: All main services are understood to be available.
- Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Features and fittings included may, if off the plan particulars. Photographs are for illustration and may not be exact. Floor plans are not to scale and unless specifically mentioned in written documentation, measurements are approximate.

Viewing

- Viewing arrangements through Shortland Horne. Measurements, floor plans, and photographs are for guidance purposes only and are approximate.

Purchase Procedure

- It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

- We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a customer, customer's agent, or employee is committing, or is assisting in Money-laundering offences, as defined by the Proceeds of Crime Act 2002, we will act in accordance with our legal obligations under the Proceeds to the National Criminal Intelligence Service. In the event, purchasers will be asked to produce identification documentation at a later stage and we will ask for your co-operation in order that the sale will not delay in agreeing the sale.

Appliances

- We would ask that you note that the property may contain appliances that would warrant checking for white goods and may wish to arrange this at your own expense prior to legal commitment.

Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 024 76 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us

Kenelm Court, London
CV3 4HD
£110,000

Bedrooms 2
Bathrooms 1

A spacious and beautifully presented flat, with masses of storage, privacy and its own balcony! better still, is offered for sale with no upward chain. Located on Tollbar End in Whitley you are provided with excellent access to the A46, M1, M6 road links and the Jaguar Land Rover headquarters meaning this would be a great investment or first time buy.

The spacious and welcoming hallway leads to all rooms. The large living room has lots of room and storage space with large windows that flood the space with light. There is also a patio door to the balcony. The modern, fitted kitchen has lots of storage units, integrated oven, hob and also comes with fitted washing machine and fridge freezer. You have two great size bedrooms, modern bathroom and a separate w.c.

Outside, the property enjoys well maintained communal gardens and ample communal car parking spaces.

Tenure: Leasehold
Vendors Position: No Chain
Parking Arrangements: Communal Parking
EPC Rating: D
Service/Maintenance Charges: Approx £78 PCM
Ground Rent: £30 Per annum
Lease Remaining: Approximately 95 Years*

*PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR