



SHORTLAND
HORNE

Trusted
Property Experts

St. Michael's Road
CV2 4EJ

St. Michaels Road CV2 4EJ

ZERO DEPOSIT SERVICE OFFERED* *AVAILABLE NOW A beautiful recently redecorated two bedroom property located near to the city centre. Comprising of a living room, kitchen with appliances and a new modern bathroom with a shower. Upstairs there are two double bedrooms – one with built-in storage. There is also an option to use the room downstairs as a single bedroom, a dining room or an office. Outside there is a low maintenance rear garden. There are local amenities, the University Hospital, schools and good motorway links close by. Families yes. Professional sharers yes. Students no. Pets no. UNFURNISHED. Energy rating E.

£700 rent in advance

£805 deposit

selling quality
property since 1995

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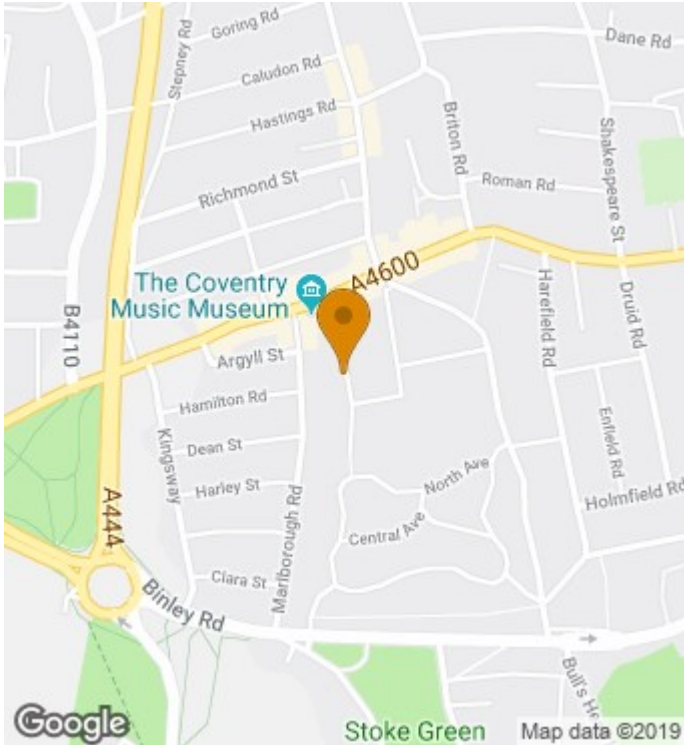


Dimensions



Floor Plan

Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans 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 supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

EPC

