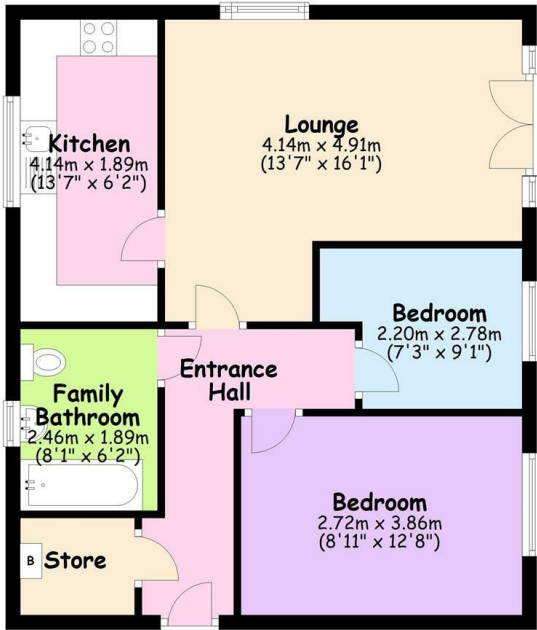


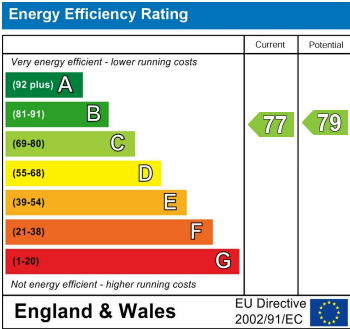
Floor Plan

Ground Floor



Total area: approx. 56.1 sq. metres (604.3 sq. feet)

EPC



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.



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: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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follow us  

Grindle Road
Longford CV6 6DS



£120,000 Offers over

Bedrooms 2
Bathrooms 1

BEAUTIFUL CANAL VIEWS..TWO DOUBLE BEDROOMS, BALCONY OVERLOOKING CANAL..VACANT & NO UPWARD CHAIN..

This modern first floor apartment is offered with no upward chain. Nestled in a quiet and inviting development in Longford, the property is only a few minutes walk to the Arena Park shopping centre and surrounded by excellent road links (A444, M6, M69) to get you in around the city with ease. The property is ready to move into and we love it.

This home benefits from a bright and airy lounge/diner with french doors which open to the Juliet balcony giving you wonderful views of the canal and surrounding woodland. There is a great size kitchen with plenty of storage units and space for a fridge freezer, with plumbing and drainage for a washing machine and dishwasher, modern fitted bathroom with extractor fan and lovely opening circular window, and two generous double bedrooms. There is also the added benefit of a large storage cupboard as you enter the apartment, perfect for hanging you coat and putting away your trainers. The neutral interior design finish and clever layout make this an ideal home or rental property.

Outside, the property comes with its own parking space and their are delightfully kept communal gardens to enjoy.

- OTHER INFORMATION:
- Energy Rating: C
 - Lease Remaining: Approximately 110 years
 - Ground Rent: Two instalments of £30 at six month intervals
 - Service/Maintenance Charge: £65 per month - payable monthly

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



INTERNAL		OUTSIDE
Entrance Hall		Communal Gardens
Lounge	16'1 x 13'7	Allocated Parking Space
Kitchen	13'7 x 6'2	
Bedroom One	12'8 x 8'11	
Bedroom Two	9'1 x 7'3	
Bathroom	8'1 x 6'2	