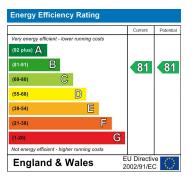
Floor Plan

Ground Floor Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 41.5 sq. metres (446.9 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

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to $50\bar{\%}$ of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Shortland Horne Coventry City Centre Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:

306 Walsgrave Road, Walsgrave, Coventry CV2 4BL 10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123 *email:* sales@shortland-horne.co.uk *visit:* shortland-horne.co.uk











£126,950 Offers over | Bedrooms 1 Bathrooms 1

*** CHAIN FREE *** HIGHLY DESIRABLE MODERN APARTMENT CLOSE TO WARWICK UNIVERSITY AND THE MOTORWAY NETWORK.

This well presented modern one bedroom first floor apartment within easy access to local schools, shops and amenities. Briefly comprising of an open plan lounge/kitchen, diner, a family bathroom, and a large double bedroom. This property also comes with allocated parking. This property would be ideal for the investment or first time buyer market. An internal inspection is highly recommended.

Additional Information Ground Rent: £180.00 per year Length of Lease Left: 125 years from 01/01/2010 Monthly service Charge: Approximately £800 per annum

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





Longe/Diner Kitchen Bedroom Bathroom