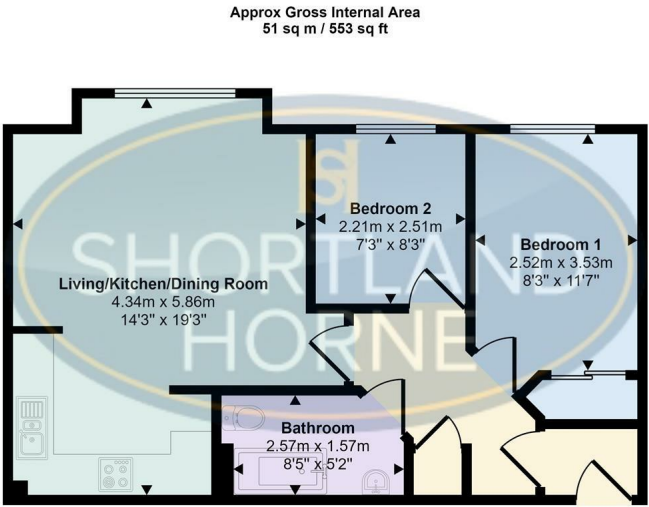


Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 81                         | 81        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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% 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.



follow us  

**Shortland Horne Walsgrave Branch**  
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**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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**Signet Square**  
**Coventry CV2 4NZ**





# £115,000 Offers Over | Bedrooms 2 Bathrooms 1

Built circa 2005, this modern apartment is located in 'The City' development, on the site of the old Coventry City football ground. The property is ready to move into and is offered for sale with no onward chain.

This stylish home boasts a large open green within metres of the property. It benefits from two bedrooms, an open-plan living space, a bathroom, and a dedicated parking space. The clean, neutral interior design makes it an ideal home or a great rental property.

Enter through the communal front door with the use of a key fob and walk along the hall to the front door of the apartment. Inside, the large and light-filled lounge/kitchen provides plenty of space for cooking and entertaining guests. The functional kitchen features a great selection of cabinets, ample work surface area, a built-in oven, a gas hob, an extractor fan, and space for a fridge-freezer and washing machine.

Bedroom one is generously sized, accommodating a large bed and furniture. Bedroom two is a flexible space that could be used as a walk-in wardrobe, nursery, or home office. The bathroom includes a modern three-piece suite (WC, bath with shower over, and sink).

Central Coventry and the bus station are just over one mile away, while the railway station is 1.8 miles away. Local amenities include shops such as Ball Hill shopping centre, the University Hospital, and access to the A444 for convenient travel in and around the city.

GOOD TO KNOW:  
Tenure: Leasehold  
Vendors Position: No Chain  
Parking Arrangements: 1x Allocated parking space  
Council Tax Band: A  
EPC Rating: B  
Total Area: Approx. 553 Sq. Ft  
Lease Term: 150 Years  
Lease Reamaining: 130 Years  
Annual Ground Rent: £82  
Annual Service Charge: £1140.27

\*PLEASE NOTE THAT LEASE, GROUND RENT & OTHER CHARGES 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                   |             | Bathroom                  | 8'5 x 5'2 |
| Communal Hallway           |             | OUTSIDE                   |           |
| Hall                       |             | 1 Allocated Parking Space |           |
| Inner Hallway              |             |                           |           |
| Living/Kitchen/Dining Room | 19'3 x 14'3 |                           |           |
| Bedroom 1                  | 11'7 x 8'3  |                           |           |
| Bedroom 2                  | 8'3 x 7'3   |                           |           |