

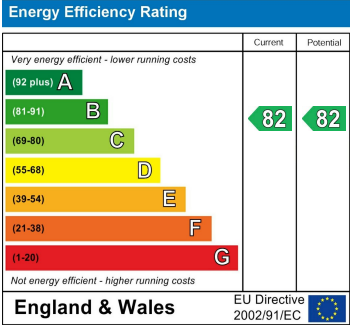
Floor Plan

FIRST FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, windows, doors and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been visited and no guarantee as to their operability or efficiency can be given. Made with Metrepro 1.0.0.05

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% 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 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

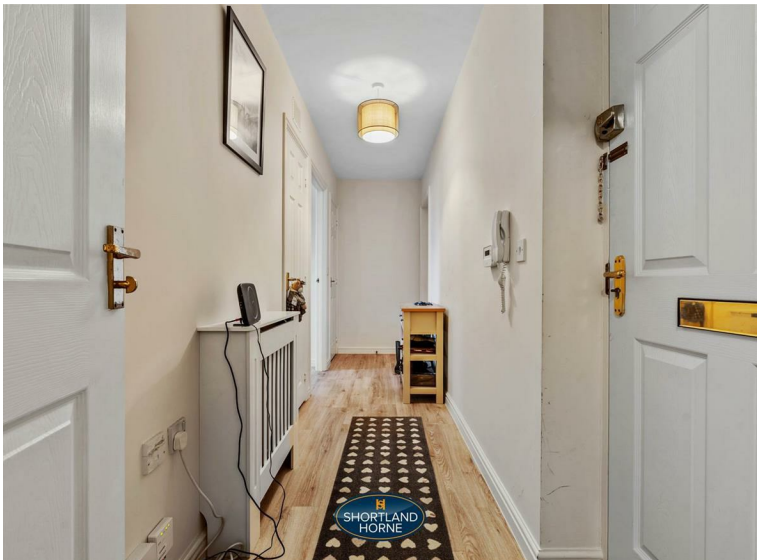
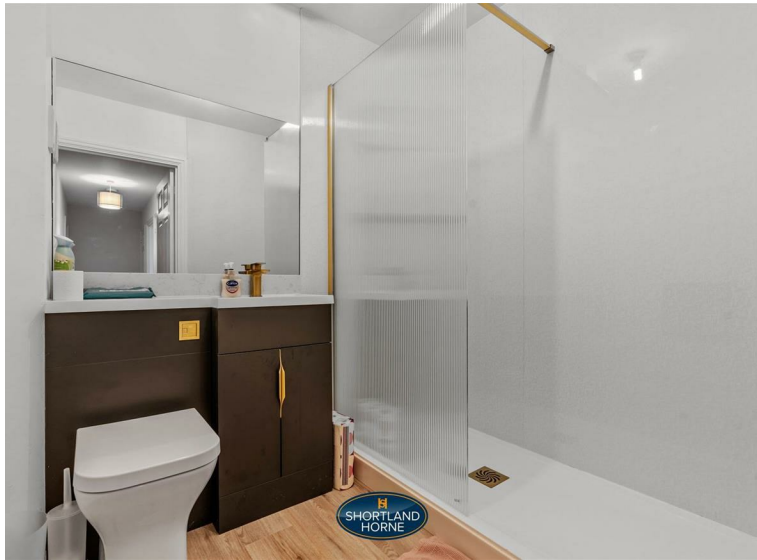
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**Bewick Croft**  
CV2 4QR





# £150,000 Offers Over | Bedrooms 2 Bathrooms 2

Located within the gated development of Bewick Croft in Coventry, this beautifully presented two-bedroom first-floor apartment offers an exceptional living experience. Ideal for first-time buyers or those seeking a sound investment opportunity, this property combines modern comfort with a

welcoming atmosphere. The master bedroom is a true retreat, complete with an ensuite bathroom that adds a touch of luxury to your daily routine. The second double bedroom is generously sized, making it suitable for guests or as a home office. Additionally, a newly fitted shower room serves the apartment, providing convenience and modern amenities.

We understand that security and peace of mind are paramount, which is why the property includes secure allocated parking, ensuring peace of mind for residents. This apartment not only offers a comfortable living space but also the benefits of a well-regarded community.

INTERNAL		OUTSIDE	
Hall		1x Allocated parking space	
Lounge / Kitchen / Dining Room	25'1" x 17'1"		
Bedroom 1	13'6" x 11'5"		
Ensuite			
Bedroom 2	13'9" x 9'7"		
Shower Room			