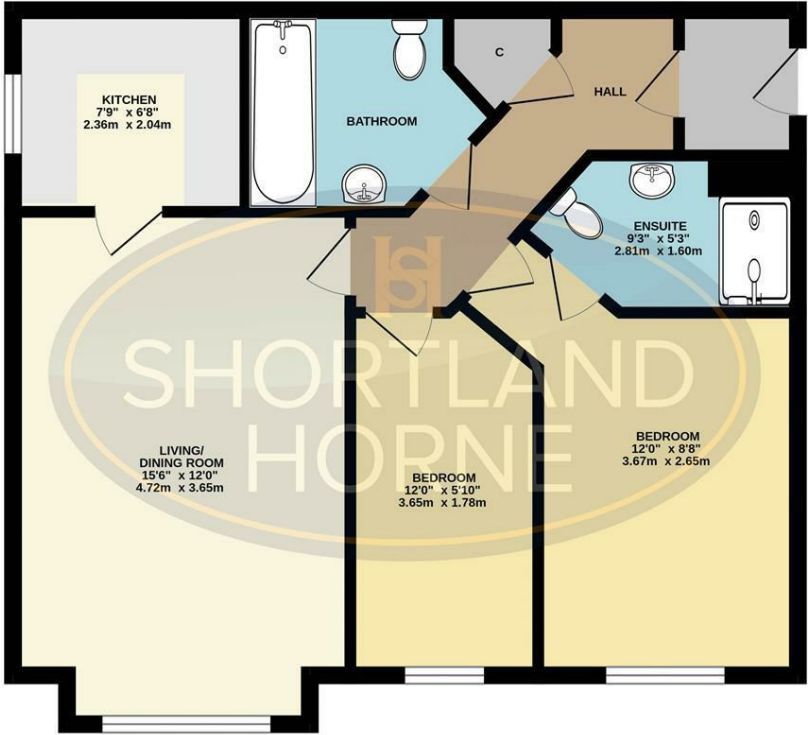


Floor Plan

GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 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.



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

follow us  



follow us  

The Avenue
CV3 4BF



£130,000

Bedrooms 2
Bathrooms 2

Offered with no onward chain, this modern first-floor apartment enjoys a peaceful setting just off The Avenue—a quiet residential road lined with mature, majestic trees that create a tranquil, green backdrop. Built in 2006, Harlequin Court blends well-maintained communal grounds with a calm, secluded atmosphere, offering a restful escape from the everyday rush. This location is especially convenient for professionals, couples, or first-time buyers seeking a balance of serenity and easy access to key destinations such as Jaguar Land Rover at Whitley, the A46 southbound towards Leamington, Warwick, and the M40.

Inside, the apartment is clean, tidy, and filled with natural light, emphasised by fresh white walls and soft grey carpeting in both the lounge and bedrooms. The generously sized lounge/dining room benefits from a charming bay window that draws in sunlight, creating a warm and inviting space perfect for relaxing or entertaining. The kitchen is compact yet efficiently designed offering a practical and stylish space ideal for day-to-day cooking.

The two bedrooms are well-proportioned, providing peaceful retreats, with the master bedroom featuring its own private en-suite shower room for added convenience. A spacious family bathroom complements the accommodation, designed with comfort and functionality in mind.

Additional benefits include an allocated parking space plus visitor parking, well-maintained communal grounds where residents can enjoy some quiet outdoor time, and a secure intercom entry system providing peace of mind. The apartment benefits from a lease with approximately 131 years remaining, ensuring long-term security for the new owner. With a potential rental yield of approximately 7 to 7.5%, this property also presents a compelling investment opportunity.

Located just a 15-minute walk from Jaguar Land Rover and under 10 minutes' drive from Coventry city centre, the property is within easy reach of supermarkets, shops, and local amenities. Combining a calm and leafy environment with excellent connectivity, this home offers a welcoming and practical lifestyle. Early viewing is advised to fully appreciate the comfortable living space and its surroundings.

GOOD TO KNOW:
Tenure: Leasehold
Vendors Position: No Chain
Parking: One allocated parking space, with additional visitor parking available
Council Tax Band: A
EPC Rating: B
Approx. Total Area: 589 Sq. Ft
Annual service/maintenance/management charges = Approx. £1800 P/A



INTERNAL

Hallway	
Lounge/Dining Room	15'6 x 12'
Kitchen	7'9 x 6'8
Bedroom 1	12' x 8'8
En-Suite	
Bedroom 2	12' x 5'10
Bathroom	

OUTSIDE

Communal Grounds
Allocated Parking Space