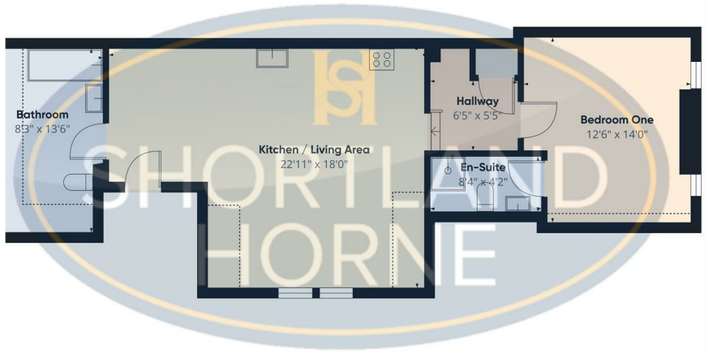
Floor Plan



Approximate total area(1)
713 ft²

Reduced headroom
83 ft²

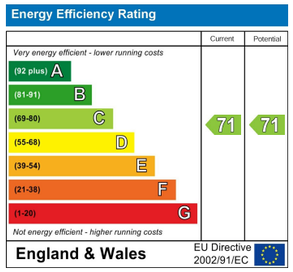
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

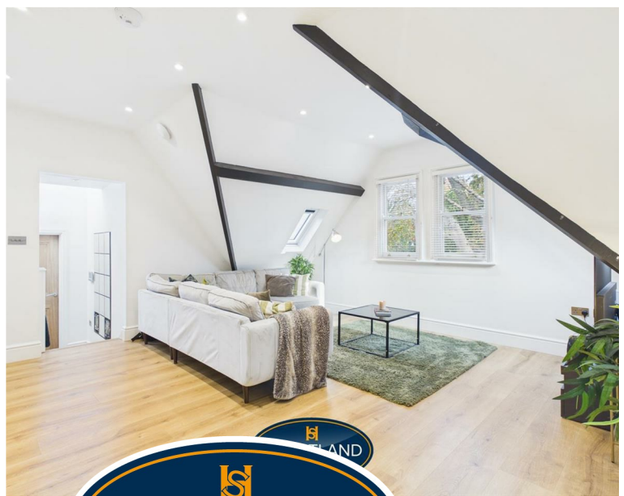
Shortland Horne Walsgrave Branch
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Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

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

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SHORTLAND HORNE

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North Avenue

CV2 4DH











£229,995 Asking Price | Bedrooms 1 Bathrooms 2

A fantastic opportunity to acquire this newly developed, generously proportioned top-floor apartment, situated within a secure gated development and forming part of an owner-managed freehold property. Offering approximately 713 sq ft of well-designed accommodation, this impressive apartment combines contemporary open-plan living with spacious bedroom accommodation and the added benefit of both a separate bathroom and an En-suite. The Apartment also benefits from underfloor heating by Meiser throughout and air conditioning unit in the master bedroom. Service and Ground maintenance cost includes building insurance too.

The apartment is accessed via a welcoming entrance hallway, with stairs to top floor leading through to hallway and steps to an impressive open-plan kitchen/living area . This superb space provides ample room for both relaxing and entertaining, with a contemporary kitchen incorporating a range of fitted units and work surfaces, creating a practical yet sociable environment.

The generously proportioned double bedroom and benefits from its own En-suite shower room, offering an additional level of convenience and privacy.

Further enhancing the accommodation is a separate, well-appointed bathroom, providing flexibility for residents and visiting guests alike.

Externally, the property enjoys the benefit of secure gated access, offering an added sense of privacy and exclusivity situated in the exclusive location of Stoke Park, fondly known as the Avenues and enclosed partly to the listed original Coventry wall for added history.
The development benefits from having owner-managed freehold, providing an appealing alternative to many traditionally leasehold apartment arrangements.





Hallway	6'5 x 5'5
Open plan living Area	22'11 x 18'0
Bedroom 1	14'0 x 12'6
Ensuite	8'4 x 4'2
Main Bathroom	13'6 x 8'3