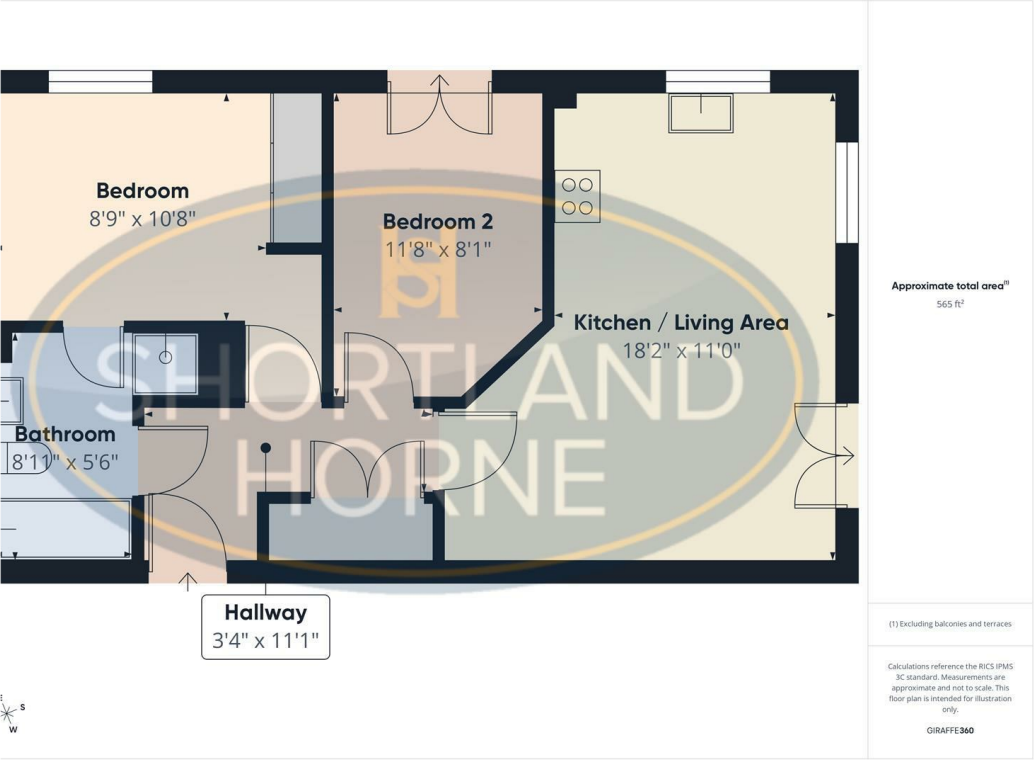


Floor Plan



EPC

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



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Second Avenue
CV3 1QQ



£160,000 | Bedrooms 2 Bathrooms 1

Accessed via a secure communal entrance with intercom system, the building presents well-maintained communal areas and carpeted stairways leading to the second floor. Upon entering the apartment, a spacious and welcoming hallway offers useful storage and leads seamlessly into the principal living accommodation.

The kitchen and living area forms the heart of the home and is designed to suit both everyday living and entertaining. Finished in neutral tones, the space is bright and airy, with white walls enhancing the natural light throughout. The kitchen is fitted with a modern range of units and includes a four-ring gas hob with extractor, along with integrated appliances comprising a fridge, freezer, dishwasher, and washing machine, offering a clean and cohesive finish.

The bathroom is generously proportioned and thoughtfully arranged, featuring a panelled bath alongside a separate shower cubicle, a pedestal wash hand basin, and a heated towel rail. This

The Hollies is a contemporary two-bedroom apartment positioned on the second floor of a modern development, set within a quiet close just off Allard Way. Constructed in 2021, the property remains in excellent condition and benefits from over five years of NHBC warranty, providing reassurance to both first-time buyers and investors seeking a low-maintenance, ready-to-occupy home.

INTERNAL	
Hall	
Kitchen/Living Area with Juliet Balcony	18'2 x 11'
Bedroom 1	10'8 x 8'9
Bedroom 2 with Juliet Balcony	11'8 x 8'1
Bathroom	8'11 x 5'6
One Dedicated Parking Space	
Overflow Visitor Parking Spaces (Nisa Local)	