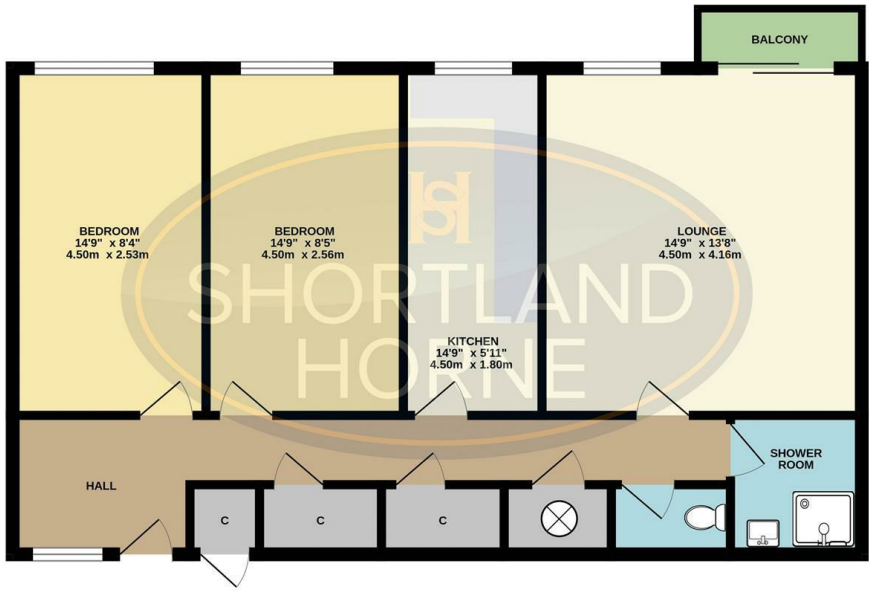


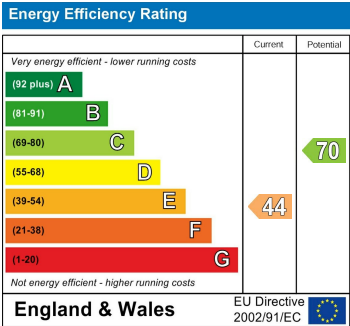
Floor Plan

TOP FLOOR
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.6 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.
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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

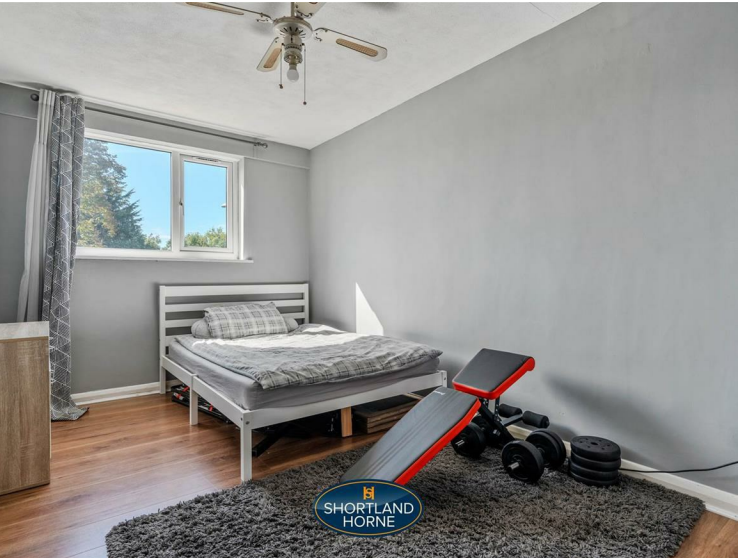
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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London Road
CV3 4HB



£120,000

Bedrooms 2
Bathrooms 1

Located within Kenelm Court, London Road, Coventry, this well-presented, two bedroom, second-floor apartment offers a delightful living space perfect for first-time buyers or savvy investors. Built in 1988, the property has been freshly painted, ensuring a modern and inviting atmosphere throughout.

Upon entering, you are greeted by a welcoming hallway that features convenient storage cupboards. The spacious lounge provides an ideal setting for relaxation and entertaining, while the two generously sized double bedrooms offer ample space for rest and rejuvenation. The kitchen is functional and well-equipped, catering to all your culinary needs. Additionally, the apartment boasts a shower room and a separate W.C., enhancing the practicality of the layout.

The property has the availability of on-site parking permits for two vehicles at the rear. Residents can also enjoy the communal gardens, providing a lovely outdoor space to unwind.

Conveniently located close to Coventry Airport, Jaguar Land Rover and University Hospital Coventry and Warwickshire, this apartment is perfectly positioned for those working in these prominent local establishments. With NO CHAIN involved, this property presents an excellent opportunity to move in swiftly and start enjoying your new home.

In summary, this two-bedroom apartment on London Road is a charming and practical choice for anyone looking to enter the property market or expand their investment portfolio. Don't miss out on this fantastic opportunity!

LEASEHOLD INFORMATION

Lease - 88 Years remaining
Service Charge - Approx. £1400 pa
Ground Rent - £10 pa



Hall	
Lounge	14'9" x 13'7"
Kitchen	14'9" x 5'10"
Bedroom 1	14'9" x 8'4"
Bedroom 2	14'9" x 8'3"
Shower Room	
W.C.	
Balcony	