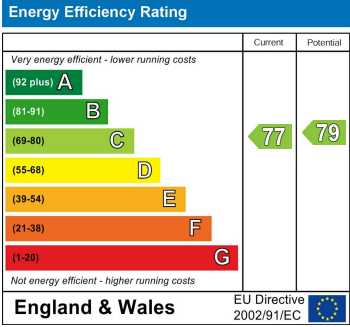


Floor Plan



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.



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£99,500 Offers Over | Bedrooms 2 Bathrooms 1

practical opportunity for buyers looking for a conveniently located home or investment property. The accommodation includes a carpeted entrance hallway leading into a combined kitchen and living area, with tiled flooring to the kitchen, wooden cupboards and tiled splashback.

The apartment offers two carpeted bedrooms, with the main bedroom providing space for a double bed and bedroom furniture, while the second bedroom offers useful additional space. The bathroom features tiled walls, a white three piece suite and shower over the bath.

Situated within easy reach of Coventry city centre, the property benefits from access to local shops, schools, Coventry University and everyday amenities. Road links provide convenient access towards the A444, M6 and surrounding areas, while Coventry railway station is also within easy reach.

Compact and in need of some updating, the apartment offers scope for improvement and the opportunity for a buyer to put their own stamp on the property.



INTERNAL	
Hallway	12'4 x 4'0
Kitchen/Living room	11'2 x 12'7
Bathroom	
Bedroom 1	13'8 x 9'0
Bedroom 2	11'0 x 8'11
OUTSIDE	
Balcony/communal area	