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Stoneleigh Road  
Gibbet Hill CV4 7BD

# Stoneleigh Road £1,600 PCM CV4 7BD

This stunning three bedroom apartment set within an executive development, behind electric gates in private grounds and gardens in the ever popular area of Stoneleigh Road, Gibbet Hill within easy reach of Warwick University and the motorway network.

This beautiful home briefly comprises of an open plan kitchen lounge/diner with appliances. There are also French doors opening out to the private garden and a downstairs w.c. The first floor offers two double bedrooms both featuring ensuite facilities one in which has his and hers wash hand basins, and built-in wardrobes. To the top floor is a further double bedroom with built-in wardrobes and en-suite. To the front of the property there are two allocated parking spaces and to the rear is an enclosed private garden with a decked garden terrace.

This house is close to the city centre, Warwick University and has good motorway links. This property must be viewed to appreciate the high specifications and space it has to offer.

AVAILABLE 30TH JUNE | EPC RATING: E |  
COUNCIL TAX BAND: F









## Dimensions



# Floor Plan



## 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

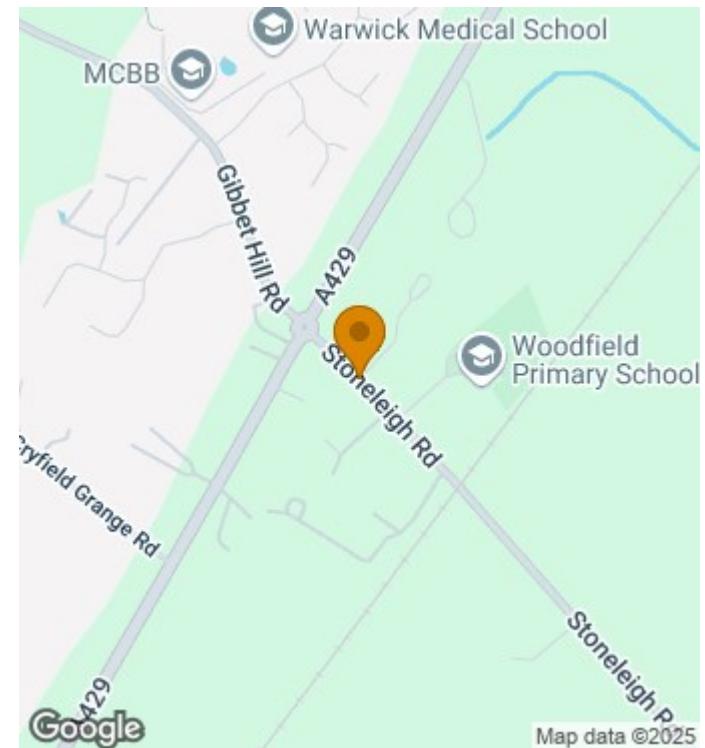
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

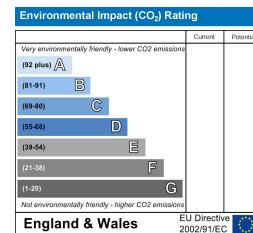
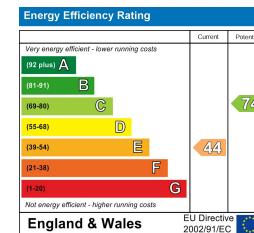
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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.

# Location Map



## EPC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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