



 **SHORTLAND
HORNE**

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Shaftesbury Road
CV5 6FN

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Nestled on Shaftesbury Road in Coventry, this delightful ground floor maisonette presents an excellent opportunity for those seeking a comfortable and convenient living space. Just a short stroll from the vibrant Earlsdon High Street, this charming one-bedroom apartment is perfectly positioned for easy access to local shops, cafes, and amenities.

Upon entering, you are greeted by a modern kitchen/diner, an ideal setting for both culinary adventures and intimate meals. The inviting lounge, featuring a lovely bay window, floods the room with natural light, creating a warm and welcoming atmosphere. The elegant feature fireplace adds a touch of character, making it a perfect retreat for relaxation during the cooler months.

The bathroom is thoughtfully designed, offering both a bath and a shower, catering to your personal preferences and ensuring a refreshing start to your day. Outside, the low-maintenance rear garden provides a serene space to enjoy the outdoors without the burden of extensive upkeep.

This property comes with the added benefit of a long lease and no service charges,

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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

3.66m x 4.27m

Kitchen/Diner

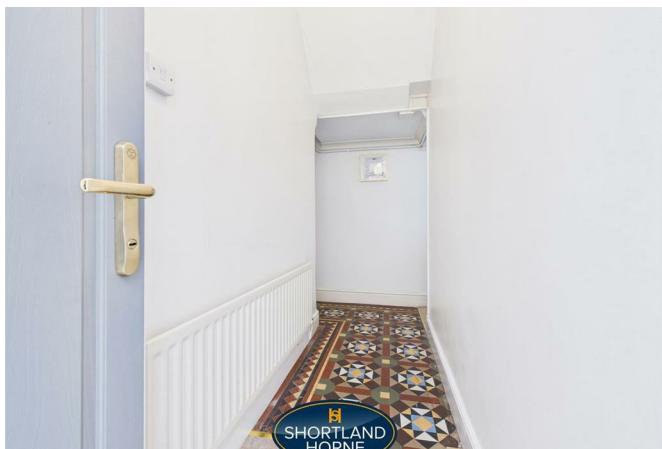
3.61m x 3.71m

Bedroom

2.74m x 5.05m

Bathroom

1.68m x 1.91m



Floor Plan



Total area: sq ft

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

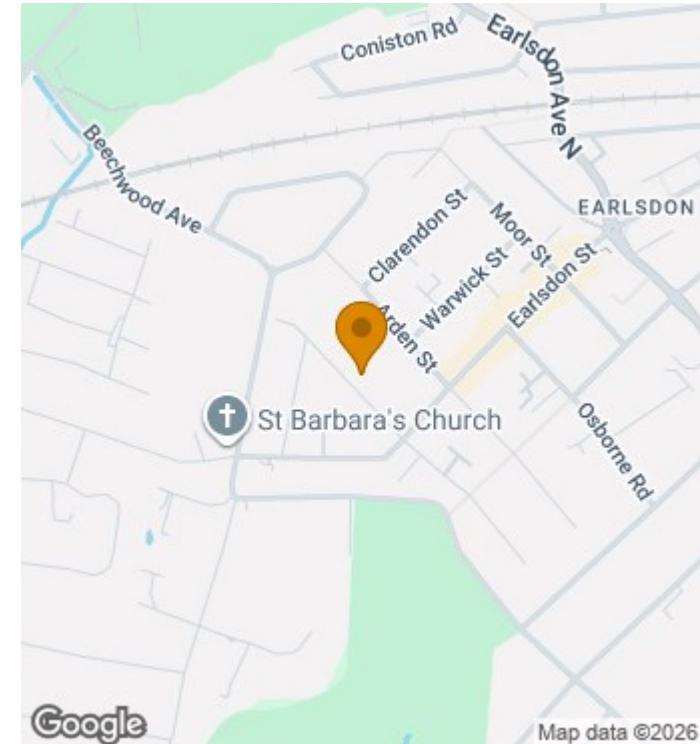
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

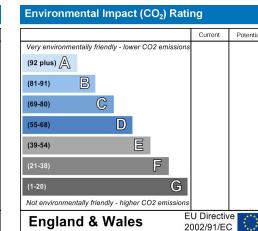
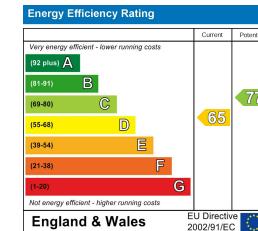
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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