
SHORTLAND HORNE
Trusted Property Experts
Northumberland Road
CV1 3AP
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£1,100 PCM

Shortland Horne are pleased to offer this three-bedroom duplex flat. Conveniently located within walking distance of the City Centre and local amenities.

This recently refurbished flat briefly comprises a spacious lounge area, newly fitted kitchen with fitted oven, four ring electric hob, washing machine and fridge freezer. A modern shower room with low level w.c, stylish vanity sink unit, cast iron radiator and shower cubicle featuring elegant brushed gold fittings. There are two double bedrooms and a third single room.

The property has the additional benefit of a shared garden, uPVC double glazing and gas central heating.

AVAILABLE NOW | EPC RATING: D | COUNCIL TAX BAND: A

selling quality

property since 1995












SHORTLAND
HORNE





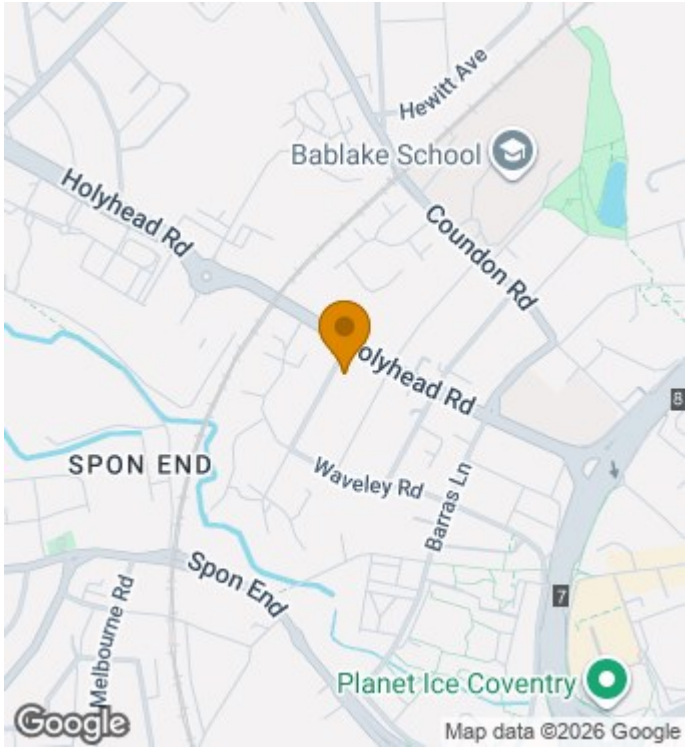


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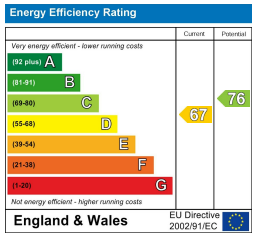
Floor Plan

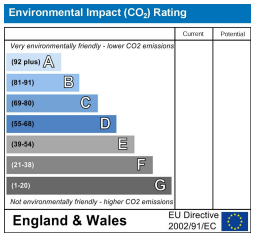


Location Map



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 ccordance 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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