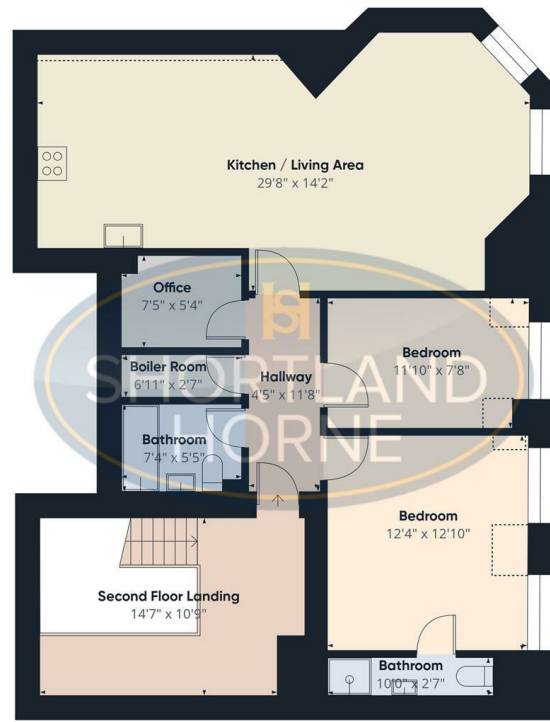


## Floor Plan



Approximate total area<sup>1)</sup>  
906 ft<sup>2</sup>  
Reduced headroom  
22 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS SPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

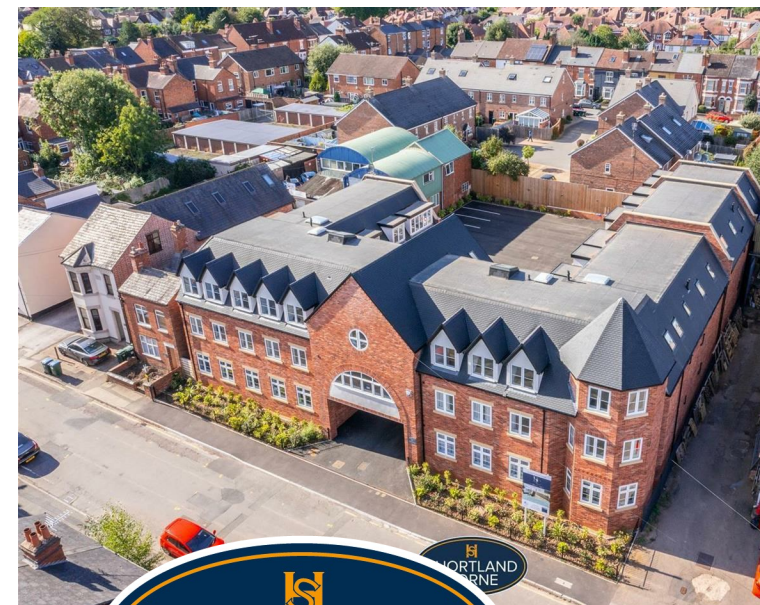
### Appliances

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 Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**SHORTLAND HORNE**

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**Warwick Street**  
CV5 6QP



## £254,000 Offers Over | Bedrooms 2 Bathrooms 2

Welcome to this exquisite 2-bedroom apartment located on Warwick Street in Coventry, where modern living meets urban convenience. Just a short stroll from the vibrant High Street, this property is perfectly situated for those who appreciate the hustle and bustle of city life while enjoying the tranquillity of home.

As you enter, you will be greeted by a beautifully designed space that exudes contemporary charm. The apartment features a spacious lounge, ideal for both relaxation and entertaining guests. The outstanding fitted kitchen is a true delight for any culinary enthusiast, providing ample space and modern amenities to inspire your cooking adventures.

The accommodation comprises two generous double bedrooms, including a luxurious master suite complete with its own en-suite bathroom, ensuring privacy and comfort. The second bathroom is equally well-appointed, catering to the needs of family and guests alike.

For those who work from home or require a dedicated space for study, this apartment includes a convenient office area, making it easy to balance work and leisure. Additional features such as allocated parking, a secure video intercom system, gas central heating, and double glazing enhance the appeal of this remarkable property.

With an impressive EPC B rating, this apartment not only offers style and comfort but also energy efficiency, making it an excellent choice for the modern homeowner. Whether you are looking to buy or rent, this property is a perfect blend of convenience and contemporary living, ready to welcome you home.

### Additional Information:

Lease: 150 years

Service Charge approx: £119.15 per month (Includes Window Cleaning, Buildings insurance and general maintenance of communal areas)

Ground Rent: £100 per annum

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR



### GROUND FLOOR

Second Floor	14'7 x 10'9
Entrance Hallway	4'5 x 11'8
Bedroom One	12'4 x 12'10
En-Suite	10'0 x 2'7
Bedroom Two	11'10 x 7'8
Boiler Room	6'11 x 2'7

### Office

7'5 x 5'4

### Kitchen/Living Room

29'8 x 14'2