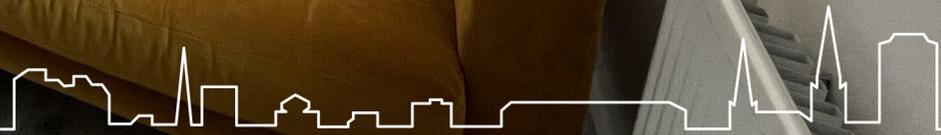




SHORTLAND  
HORNE

Trusted  
Property Experts



Chapman Drive  
CV6 5HT

## Chapman Drive

CV6 5HT

£875 PCM

£1,009 Deposit

Shortland Horne are delighted to present this beautifully presented, modern ground floor one bedroom apartment.

The property offers a spacious open plan living area, incorporating a bright and airy lounge and a contemporary fitted kitchen complete with integrated appliances. The generous double bedroom provides ample space for furnishings and storage, while the family bathroom is part tiled and fitted with a modern white suite and shower over the bath.

Externally, the apartment benefits from one allocated parking space in addition to on street parking.

Ideally located within close proximity to the University, local amenities and offering excellent motorway links.

AVAILABLE FROM 13TH APRIL | EPC RATING: B |  
COUNCIL TAX BAND: A

**selling quality**  
property since 1995

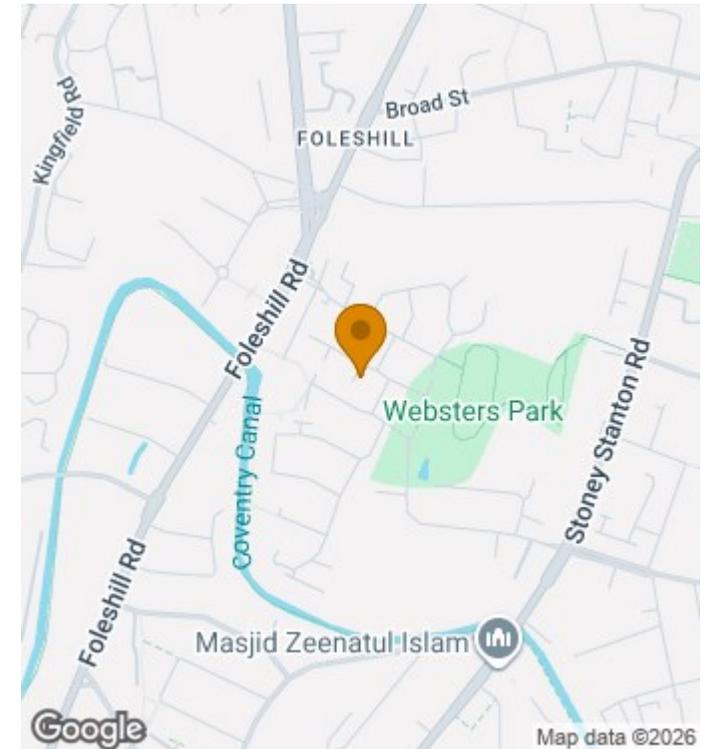




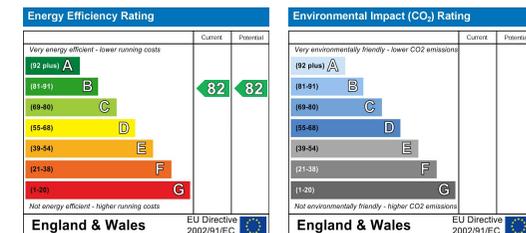




## Location Map



## 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 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.

📞 02476 222 123

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