



Trusted
Property Experts



Stoneleigh Road
Gibbet Hill CV4 7BD

Stoneleigh Road

CV4 7BD

SPACIOUS APARTMENT SET WITHIN SECURE BEAUTIFUL GROUNDS WITHIN EASY REACH FOR BOTH KENILWORTH TOWN CENTRE & COVENTRY CITY CENTRE.

An exclusive opportunity to acquire a two bedroom partly furnished apartment set within an executive development, behind electric gates in private grounds and gardens within easy reach of Warwick University. Comprising of a large open plan lounge/dining room, modern fitted kitchen with a range of integrated appliances that include an oven, washing machine, dishwasher and fridge freezer, there is also a cloak room and a double bedroom with an en-suite, a further double bedroom and a family bathroom completes the accommodation.

Additional features include video intercom system, alarm system and allocated parking. ENERGY RATING D.

****Please note photos were taken before tenant moved in****

Additional Information

Length of Lease Left: 150 year lease from 2006

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Entrance Hall

Living Room
4.88m x 4.47m

Kitchen
2.87m x 3.56m

Bedroom One
3.58m x 4.93m

W/C

En-Suite

Bedroom Two
3.61m x 2.59m

Bathroom
1.75m x 2.44m



Floor Plan



Total area: approx. 86.5 sq. metres (930.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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

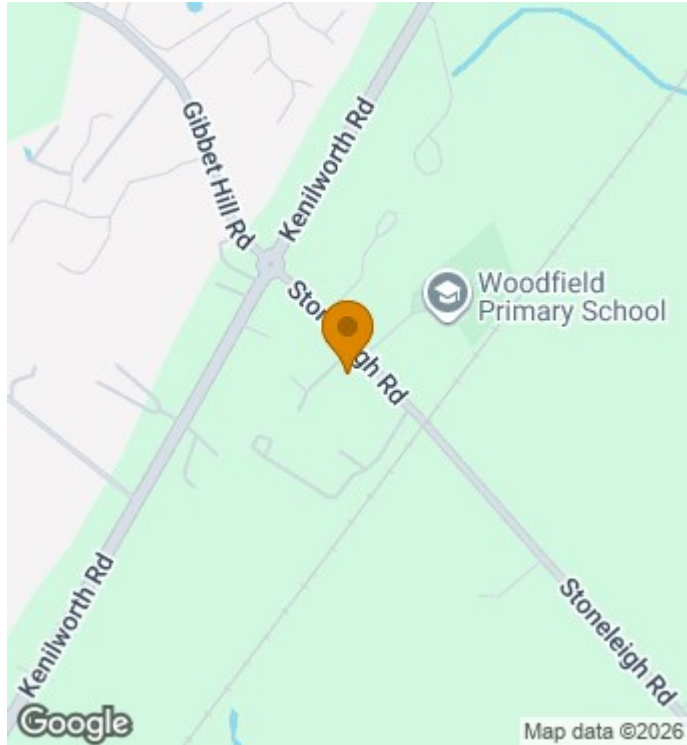
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

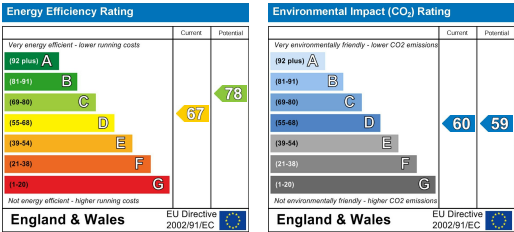
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne

Trusted
Property Experts