




SHORTLAND
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St. Nicholas Street
CV1 1BS

St. Nicholas Street

CV1 4BS

* DECEPTIVELY SPACIOUS 2 BEDROOM DUPLEX FLAT * WITHIN WALKING DISTANCE OF THE CITY CENTRE * IN NEED OF REDECORATION & REFURBISHMENT * GAS CH & DOUBLE GLAZED * BRICK BUILT GARAGE * NO UPWARD CHAIN

Nestled along St. Nicholas Street, this deceptively spacious two-bedroom duplex flat presents an excellent opportunity for both first-time buyers and investors alike. Boasting a prime location within walking distance of the city centre, residents will enjoy easy access to a plethora of shops, restaurants, and local amenities, making it an ideal choice for those who appreciate urban living.

The flat features a spacious reception room, perfect for entertaining guests or relaxing after a long day. The two well-proportioned bedrooms & spacious shower room provide essential facilities for everyday living. Although the property is in need of redecoration and refurbishment, this presents a wonderful chance for new owners to personalise the space to their taste and style.

Additionally, the property includes a brick-built garage (number 23) providing secure parking and extra storage options, a rare find in city living. With no upward chain, this flat is ready for immediate occupancy, allowing for a smooth and hassle-free transition for the new owners.

In summary, this two-bedroom duplex flat on St. Nicholas Street is a fantastic opportunity for those looking to invest in a property with great potential in a sought-after location.

The Duplex Flat is Leasehold on a 999 year lease with 932 years remaining. The Service Charge & Ground Rent is £85 per month including the Building Insurance. We understand that the complex is managed by the Elmwood Court Coventry Association Limited.

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

selling quality
property since 1995









Dimensions

ENTRANCE HALL

LOUNGE

4.20 x 3.80

KITCHEN

3.00 x 2.40

LANDING

BEDROOM ONE

3.58 x 3.20

BEDROOM TWO

2.70 x 2.40

SPACIOUS SHOWER
ROOM

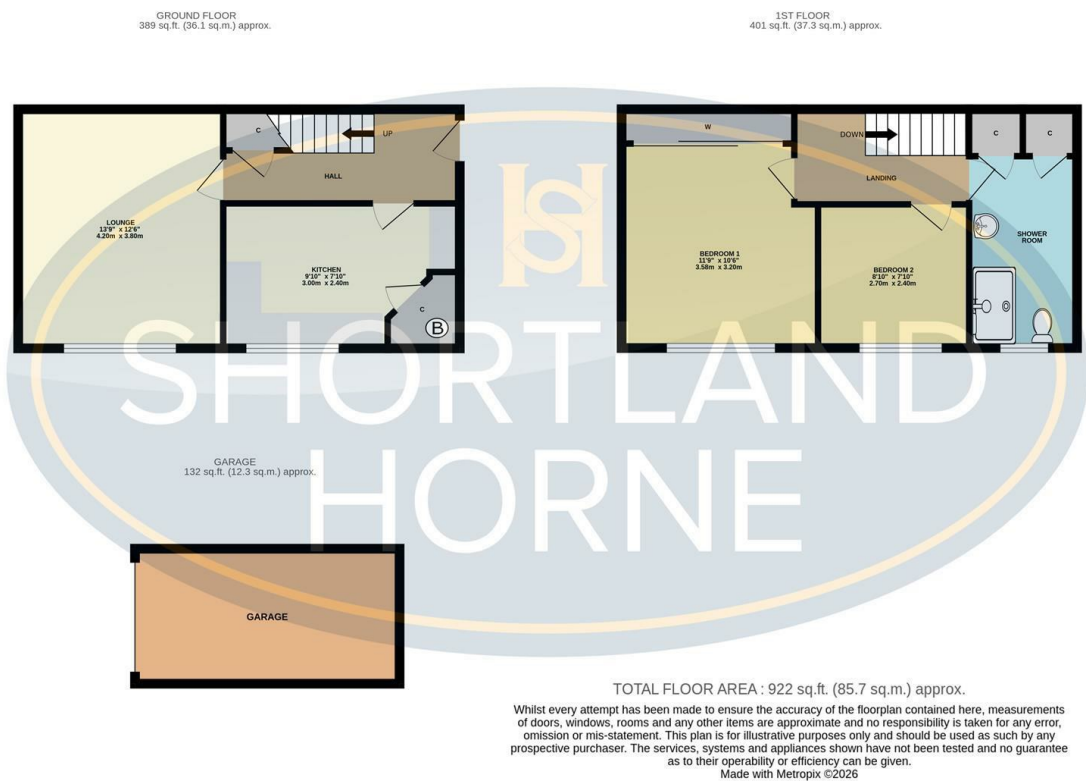
BRICK GARAGE IN
NEARBY BLOCK (
NUMBER 23)

WELL LAID OUT
LAWN COMMUNAL
GARDENS

NO UPWARD CHAIN



Floor Plan



Total area: 922.00 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.

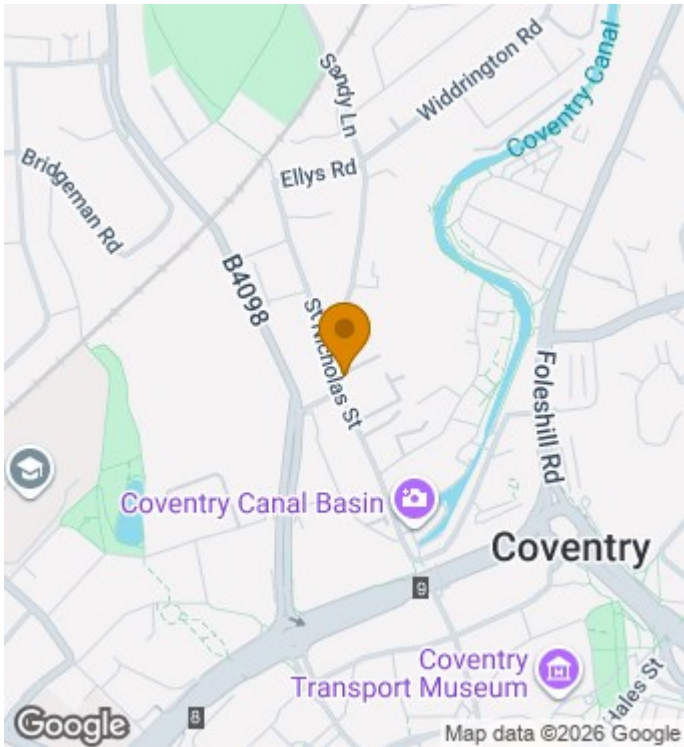
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

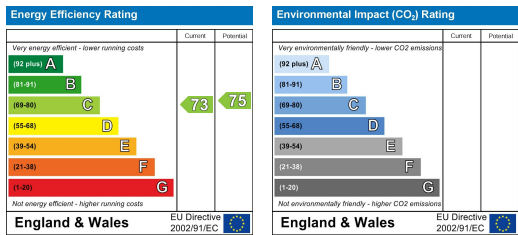
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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