
SHORTLAND HORNE
Trusted Property Experts
Rochester Road
Earlsdon CV5 6AE

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This larger than average two bedroom apartment is set in a prime corner position within a highly desirable development, offering excellent views and a real sense of space. Step inside to discover a bright and airy lounge and diner, complete with a feature fire that adds a cosy touch for relaxing evenings. The outstanding, fully fitted designer kitchen is perfect for those who love to cook, featuring modern appliances and plenty of storage.

Both double bedrooms come with fitted wardrobes, providing ample space for clothes and belongings. The beautiful modern shower room is finished to a high standard, making mornings a pleasure. Throughout the apartment, you'll find lovely décor and quality flooring, with each room being very well proportioned. Additional benefits include gas central heating and double glazing, ensuring comfort all year round.

The property comes with allocated car parking and a garage (ideal for extra storage or secure parking). You're just a short walk from the ever-popular High Street, War Memorial Park, and Coventry Rail Station, making this an unbeatable location for convenience and lifestyle. With an EPC rating of D, this apartment is ready to move into and enjoy from day one.

selling quality
property since 1995








KEEP
CALM
AND
RELAX




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Dimensions

Hallway

Lounge/Dining Room
6.30m x 4.85m

Kitchen
3.51m x 2.82m

Bedroom
4.47m x 3.35m inc wardrobe

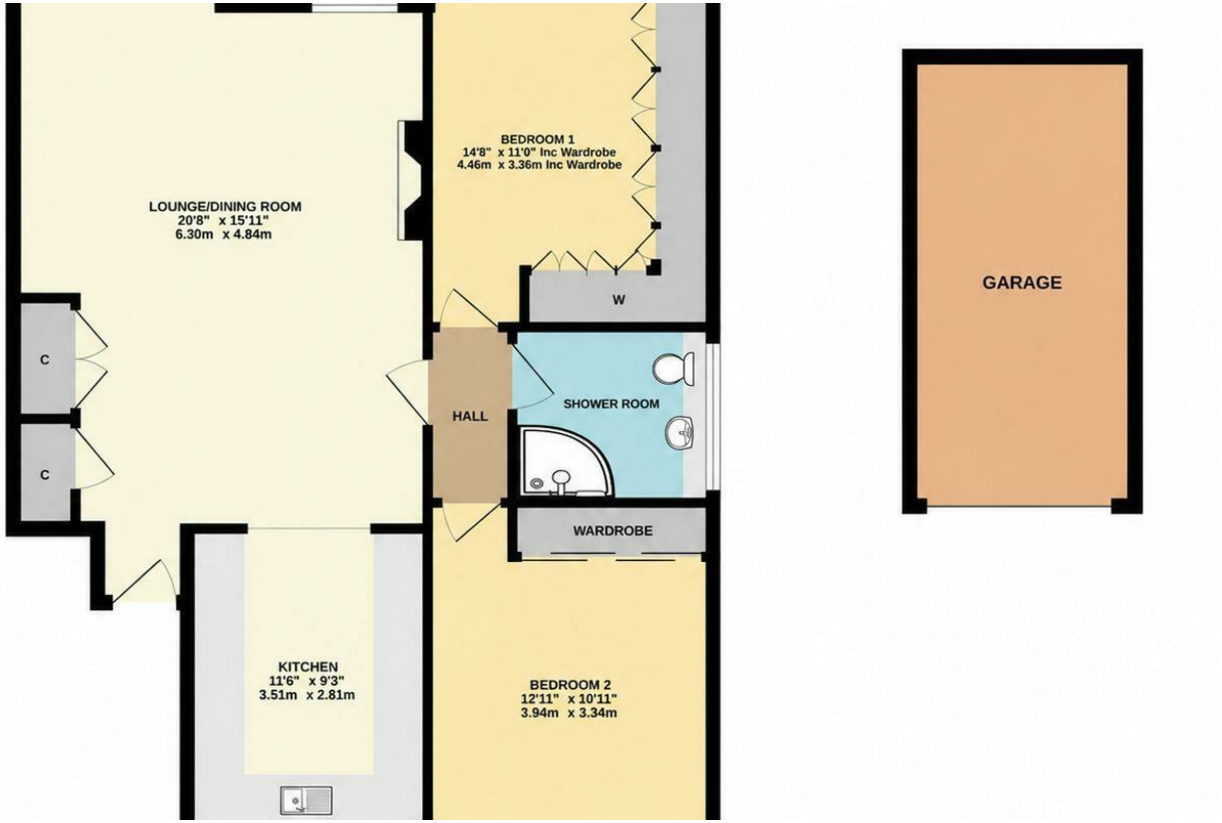
Bedroom
3.94m x 3.33m

Shower Room

OUTSIDE

Garage

Floor Plan



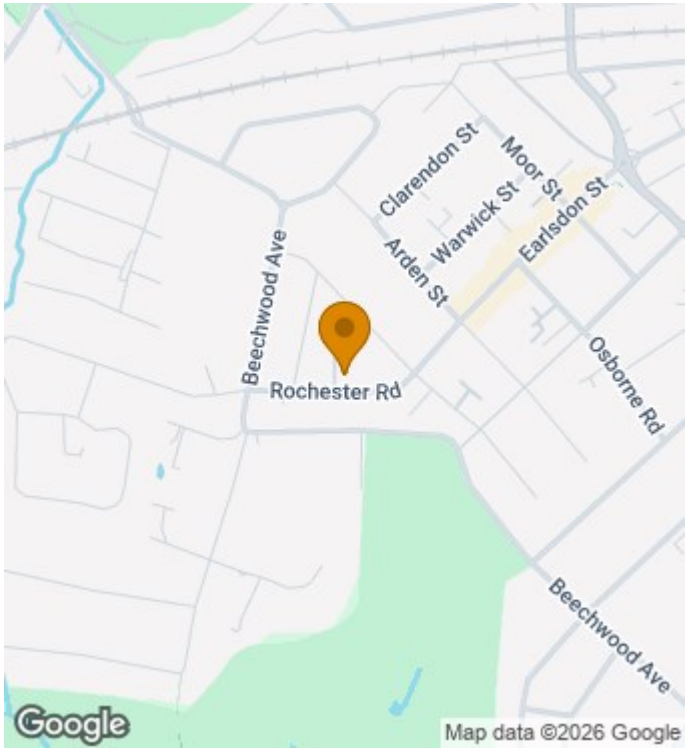
Total area: sq ft

Disclaimer

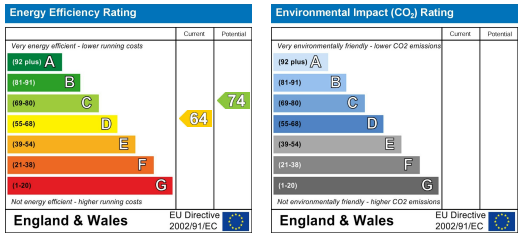
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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.

Location Map



EPC



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