

SHORTLAND HORNE

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Property Experts

Bakers Lane

Chapelfields CV5 8PP

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Welcome to this superb top floor one bedroom flat, tucked away in a quiet cul de sac with fantastic local amenities and transport links right on your doorstep. Step inside and you'll find a lovely lounge, perfect for relaxing after a busy day. The fitted kitchen is well designed for easy meal prep and the owner is open to leaving all white goods. The modern newly fitted bathroom adds a real touch of style and comfort. The master bedroom is a generous size, offering plenty of space for your furniture and storage needs.

You'll also notice the modern newly fitted UPVC windows throughout, helping to keep things cosy and energy efficient. With no chain, this property is ready for you to move straight in and make it your own. Whether you're a first time buyer, looking to downsize, or searching for a smart investment, this flat ticks all the boxes. Gardens and car parking are available (please ask for more details).

The property has an EPC rating of D. Don't miss out on this fantastic opportunity to secure a comfortable, well located home in a popular area. Arrange your viewing today and see for yourself what makes this flat such a great find.

selling quality
property since 1995












Custom text box



Dimensions

Hallway

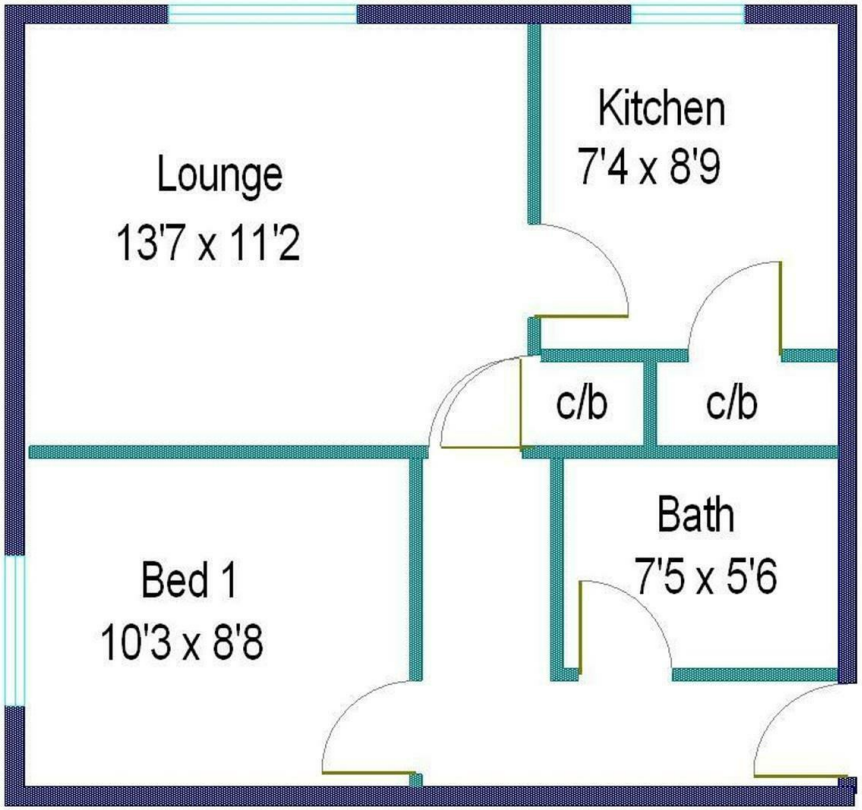
Lounge
4.14m x 3.40m

Kitchen
2.24m x 2.67m

Bedroom
3.12m x 2.64m

Bathroom
2.26m x 1.68m

Floor Plan



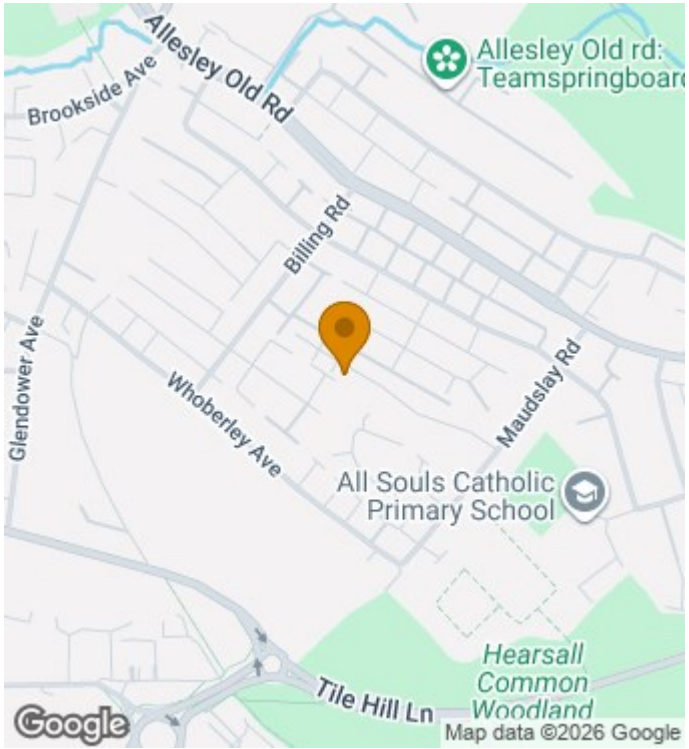
Total area: sq ft

Disclaimer

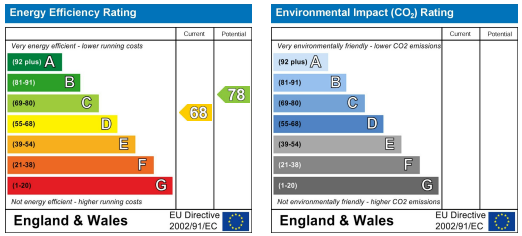
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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