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Garrick Close  
CV5 7NQ



# Garrick Close

## CV5 7NQ

Nestled in the tranquil setting of Garrick Close, Coventry, this delightful two-bedroom maisonette offers a perfect blend of modern living and convenience. Situated in a peaceful cul-de-sac in Eastern Green, the property boasts its own private access, ensuring a sense of privacy and security.

Spanning an impressive 642 square feet, this well-presented apartment has been thoughtfully modernised throughout, making it an ideal choice for those seeking a comfortable and stylish home. The layout includes a welcoming entrance hallway with stairs leading you up to a spacious lounge/diner, perfect for entertaining or relaxing after a long day. The kitchen is well-equipped, providing a functional space for culinary pursuits, while the bathroom is tastefully appointed.

Both bedrooms are generously sized, offering ample space for rest and relaxation. The property benefits from a long lease, a gas combination boiler for efficient heating, and double-glazed windows that enhance energy efficiency and comfort.

Outside, residents will appreciate the ample parking options, as well as the nearby green spaces that provide a lovely backdrop for leisurely strolls or outdoor activities. Additionally, a garage adds further convenience for storage or parking needs the door has recently been replaced.

With excellent road and transport links to the A45, NEC, and Warwick University, this maisonette is perfectly positioned for both commuters and those who enjoy the vibrant local amenities. A viewing is highly recommended to fully appreciate the charm and potential of this lovely property.

Expiry date of the Lease: 155 Years left on the lease - Expires 25/03/2180  
Current Service/Maintenance Charge: £967.67 per year

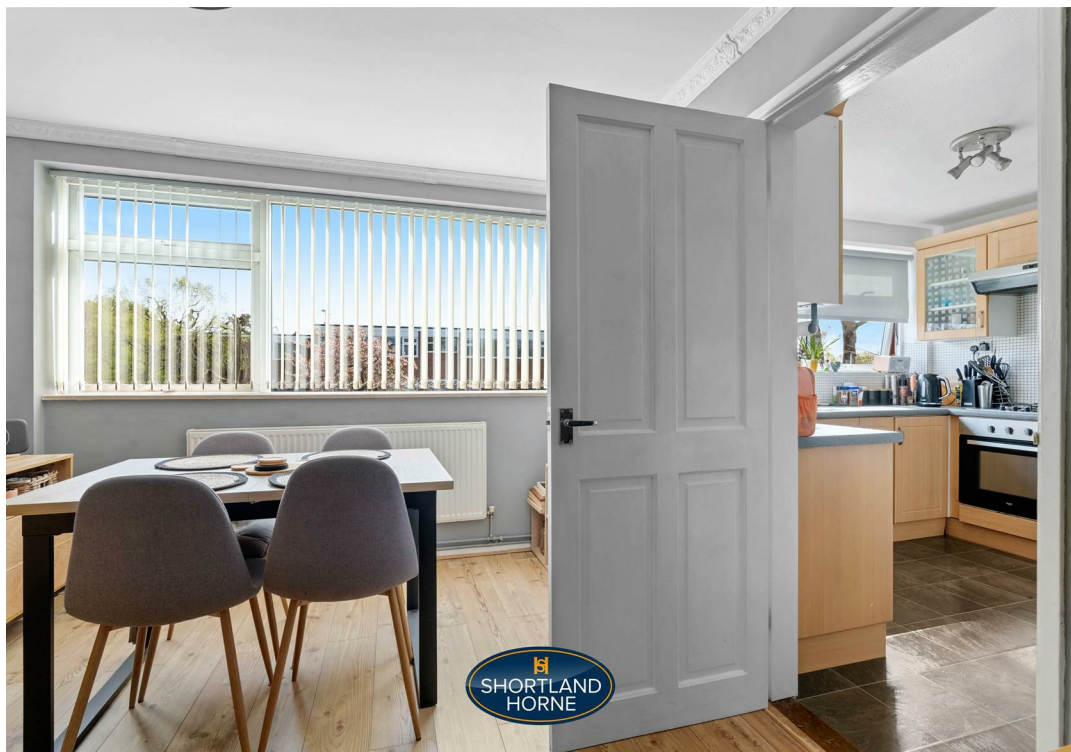
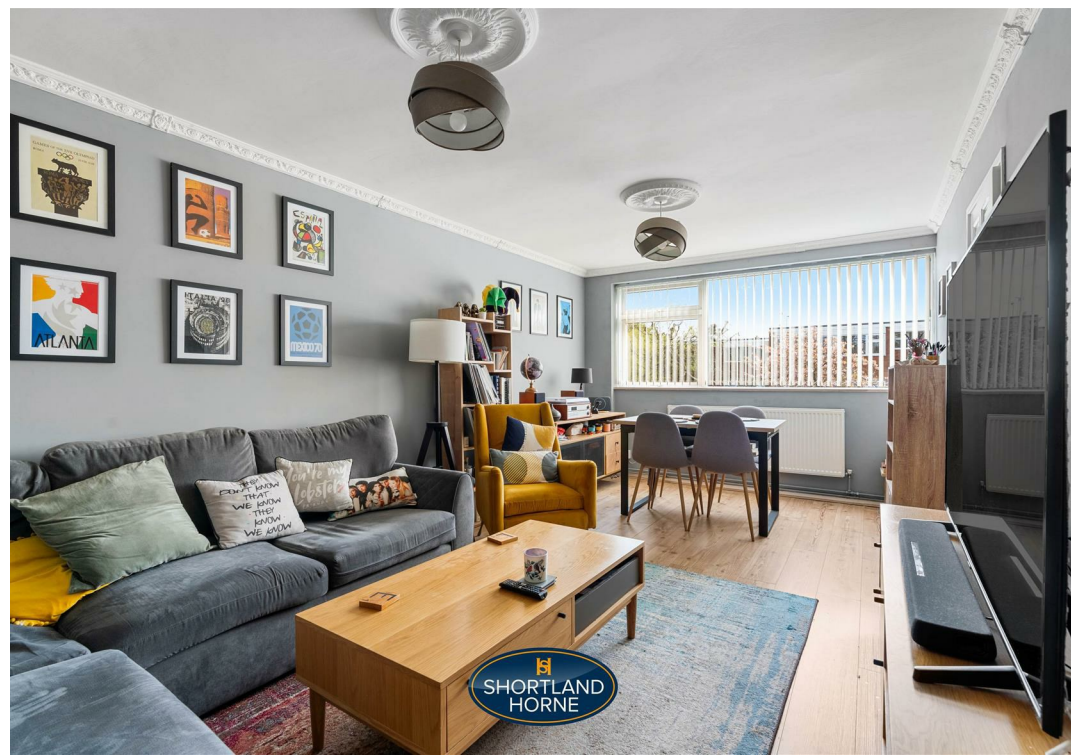
PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR

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property since 1995



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## Dimensions

### GROUND FLOOR

Hallway

### FIRST FLOOR

Lounge

5.05m x 3.23m

Kitchen

2.95m x 2.49m

Bedroom One

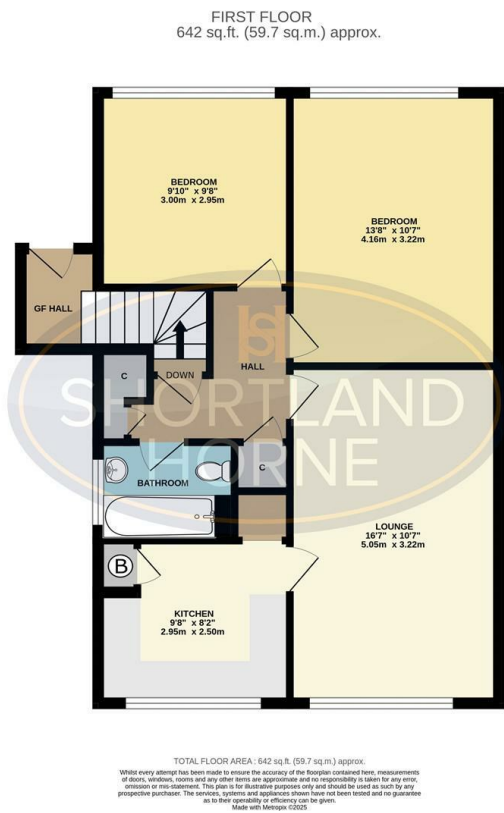
4.17m x 3.23m

Bedroom Two

3.00m x 2.95m

Bathroom

# Floor Plan



Total area: 642.00 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

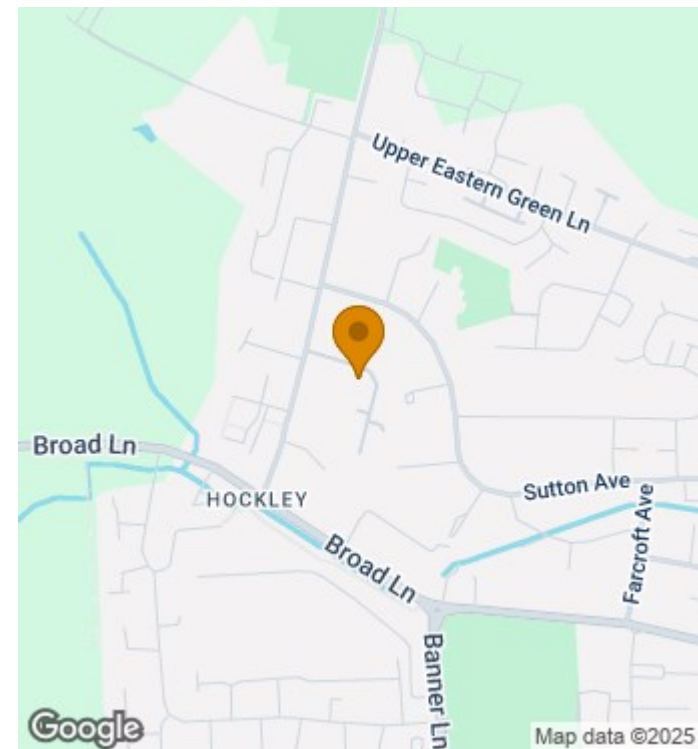
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

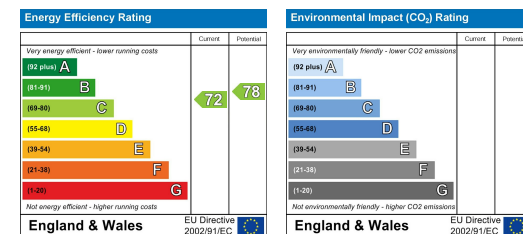
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne