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Duckham Court  
CV6 1PZ

# Duckham Court

## CV6 1PZ

This first floor apartment is offered with the significant advantage of no upward chain and is thoughtfully laid out to maximise both space and natural light throughout.

On entering the property, you are welcomed into a central hallway which neatly connects all areas of the apartment and provides a natural separation between the living accommodation and the bedrooms, helping to create a sense of privacy and balance within the home.

The main living room is a particularly impressive feature, enjoying a bright and airy feel thanks to its multi-aspect windows which allow natural light to flow in throughout the day. The shape and layout of the room create a distinctive and characterful living space, comfortably accommodating both seating and dining areas. The design of the room also enhances the sense of openness, making it an ideal space for relaxing or entertaining.

Just off the living area, there is a separate office space which adds real versatility to the apartment. This additional room is perfect for those working from home, needing

Duckham Court, Coventry is situated within a residential development in the CV6 area of Coventry, positioned to the north-west of the city centre. The immediate surroundings consist mainly of similar residential apartment blocks and estate-style housing, arranged in a planned layout typical of urban developments from the late 20th century. The environment is largely practical and residential in character, with buildings set around shared walkways, communal parking areas, and small pockets of green space rather than large private gardens or open countryside.

The area has a distinctly urban feel, reflecting its proximity to Coventry city centre and surrounding inner-city neighbourhoods. It is a lived-in and active residential setting, with a mix of long-term occupants and rental properties. The general atmosphere is functional rather than scenic, with everyday activity such as pedestrian movement, local traffic, and regular use of communal spaces contributing to a consistent level of background activity throughout the day.

In terms of convenience, the location benefits from access to a wide range of everyday amenities within a short distance. Local shops, supermarkets, and takeaways are available nearby, providing for day-to-day needs, while larger retail options, leisure facilities, and a broader selection of restaurants and services can be found in Coventry city centre, which is easily accessible by car or public transport. Essential services such as healthcare facilities and schools are also located within the wider CV6 area, typically reachable within a short journey.

Transport connections are a key feature of the area, with regular bus services linking

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selling quality  
property since 1995





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## Dimensions

### SECOND FLOOR

#### Entrance Hallway

2.26m x 1.09m

#### Living Room

3.61m x 3.71m

#### Office Area

2.36m x 3.05m

#### Kitchen

2.26m x 2.92m

#### Bedroom

2.87m x 4.22m

#### En-Suite

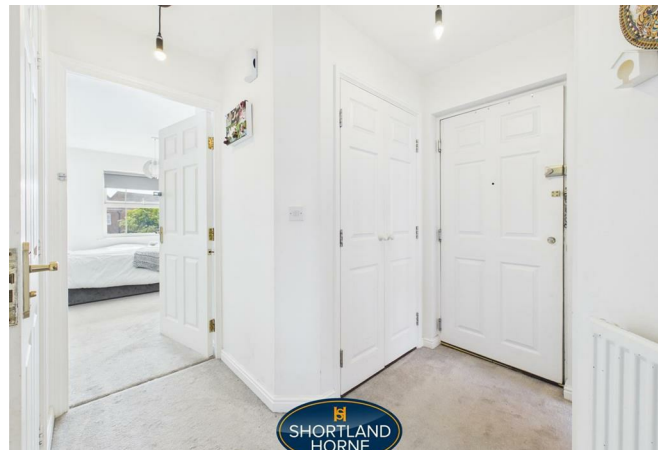
1.78m x 1.73m

#### Bedroom

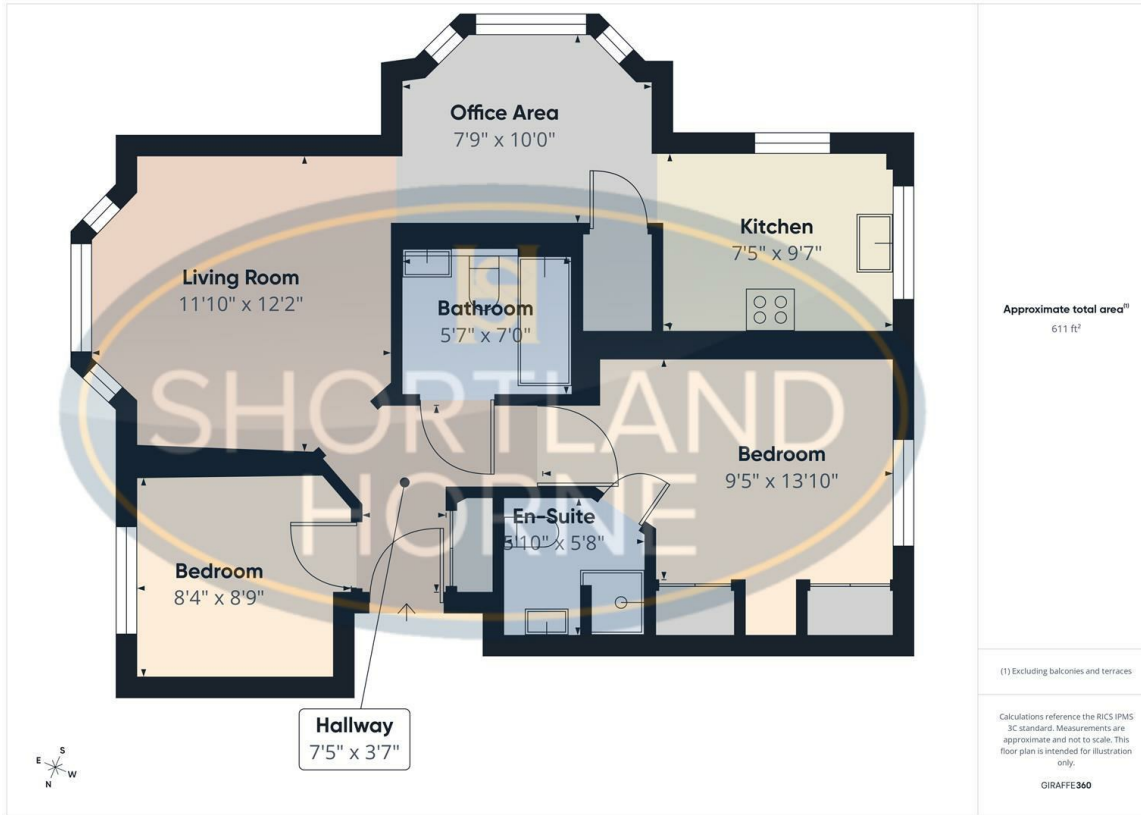
2.54m x 2.67m

#### Bathroom

1.70m x 2.13m



# Floor Plan



Total area: 611.00 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 Home.

**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 Home 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

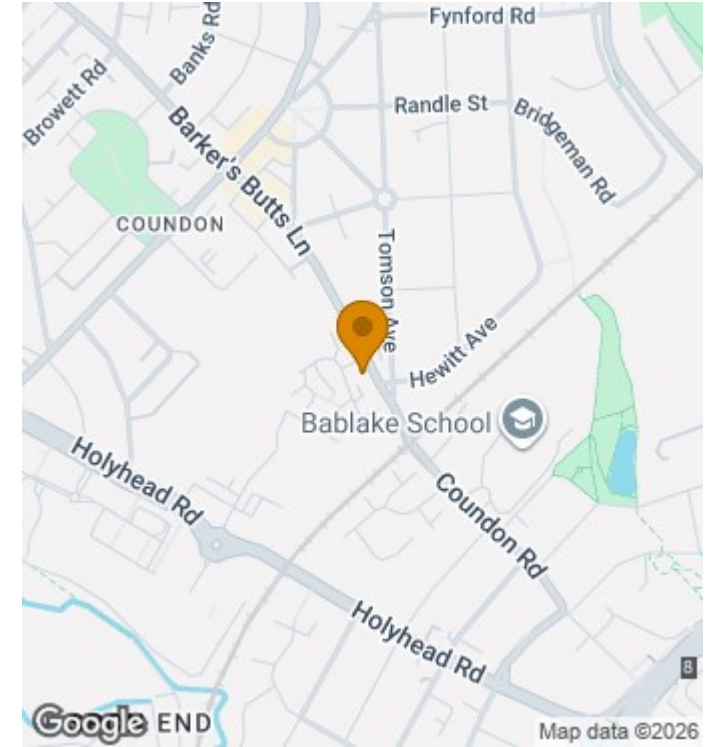
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

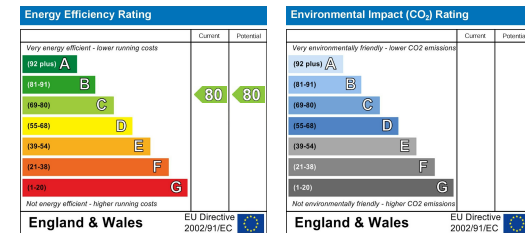
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Home'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 Home 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

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