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2020-2021



  
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HORNE**

Signals Drive  
CV3 1PA

# Signals Drive CV3 1PA

A two-bedroom top floor apartment located on this popular development in Stoke Village, providing easy access to Jaguar Land Rover, Coventry University and A45/A46 Road Links and close to excellent amenities including retail outlets, gyms, golf course and the city centre. The property comprises of an open plan fitted kitchen/living space, two double bedrooms one having an en-suite shower room and family bathroom. Outside there is one allocated parking space, communal gardens and a large green. Property can be furnished or unfurnished. EPC Rating C

## VIEWING THIS PROPERTY

For the safety of our staff we are only conducting limited viewings where there is a high probability that the prospective tenant will take the property. We are following guidelines by the government and ARLA Propertymark to ensure compliance is adhered to regarding the current pandemic.

After viewing the property details / photo's online and viewing a video tour where possible, we ask that you complete an application for the property. You will also need to pay the equivalent of one weeks rent as a holding deposit. Once paid the property will be reserved for you until a physical viewing can take place.

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selling quality  
property since 1995





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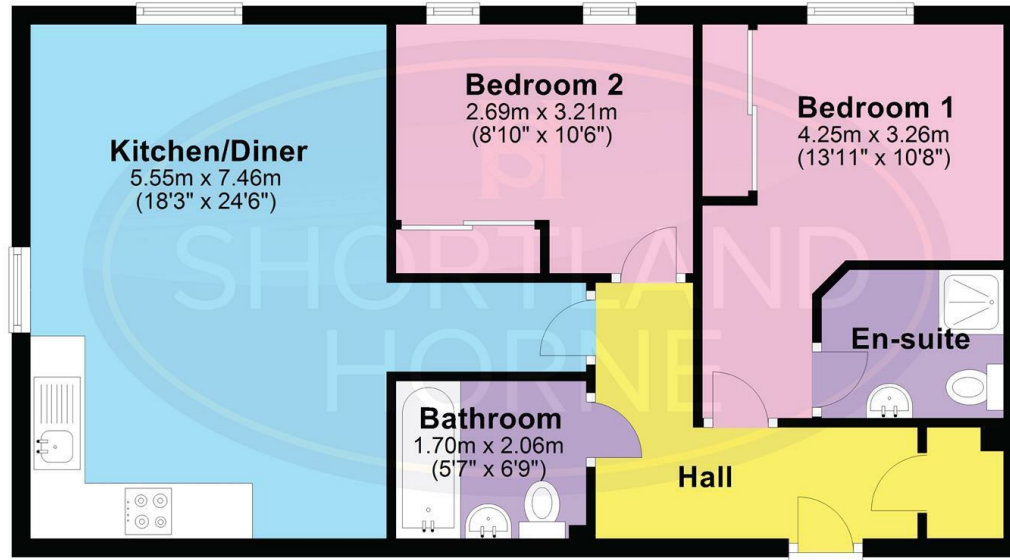
## Dimensions



# Floor Plan

## Ground Floor

Approx. 58.6 sq. metres (630.8 sq. feet)



Total area: approx. 58.6 sq. metres (630.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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 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

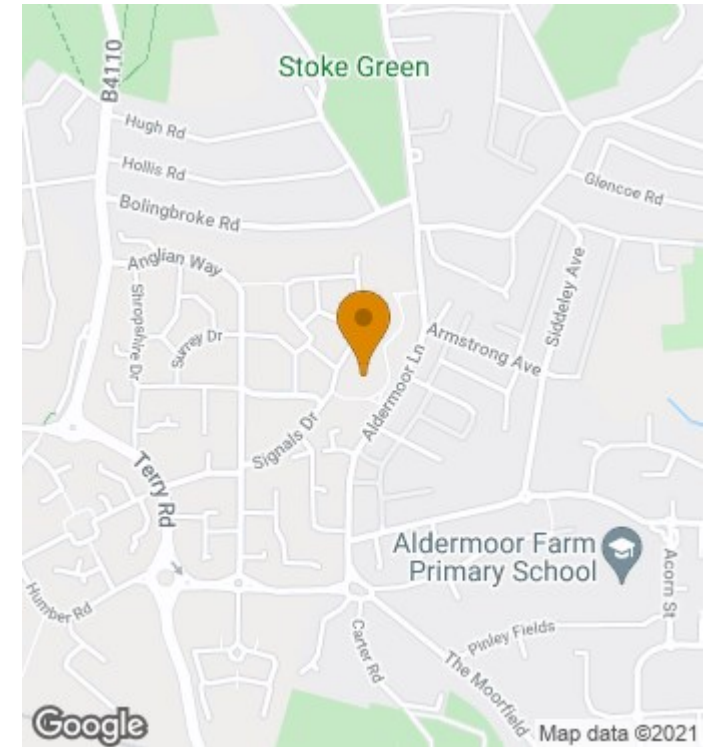
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

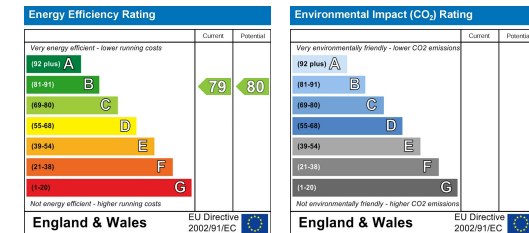
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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