
SHORTLAND HORNE
Trusted Property Experts
Halifax Close
CV5 9NZ

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Welcome to this superb apartment set in a quiet and leafy location, perfect for those looking for a peaceful retreat with easy access to local amenities. Step inside and you'll find a spacious lounge and diner, ideal for relaxing or entertaining friends with a lovely balcony with green views. The fitted kitchen offers plenty of storage and workspace, making meal prep a breeze. There are two generous double bedrooms, so whether you need space for guests, a home office or just want to stretch out, you're covered. The family bathroom is well-proportioned and practical for busy mornings.

Additional perks include a garage and parking, so you'll never have to worry about where to leave your car. The property is offered with no onward chain (making moving straightforward and stress-free), and the EPC is to be confirmed. This apartment is ready for you to move in and make it your own, whether you're a first-time buyer, downsizer or investor. Don't miss your chance to view this fantastic home in a sought-after location. Book your viewing today and see for yourself what makes this apartment so special.

Currently 79 years left on the lease but 999 year extended lease will be gifted on completion.

selling quality
property since 1995












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Dimensions

HALLWAY

LOUNGE

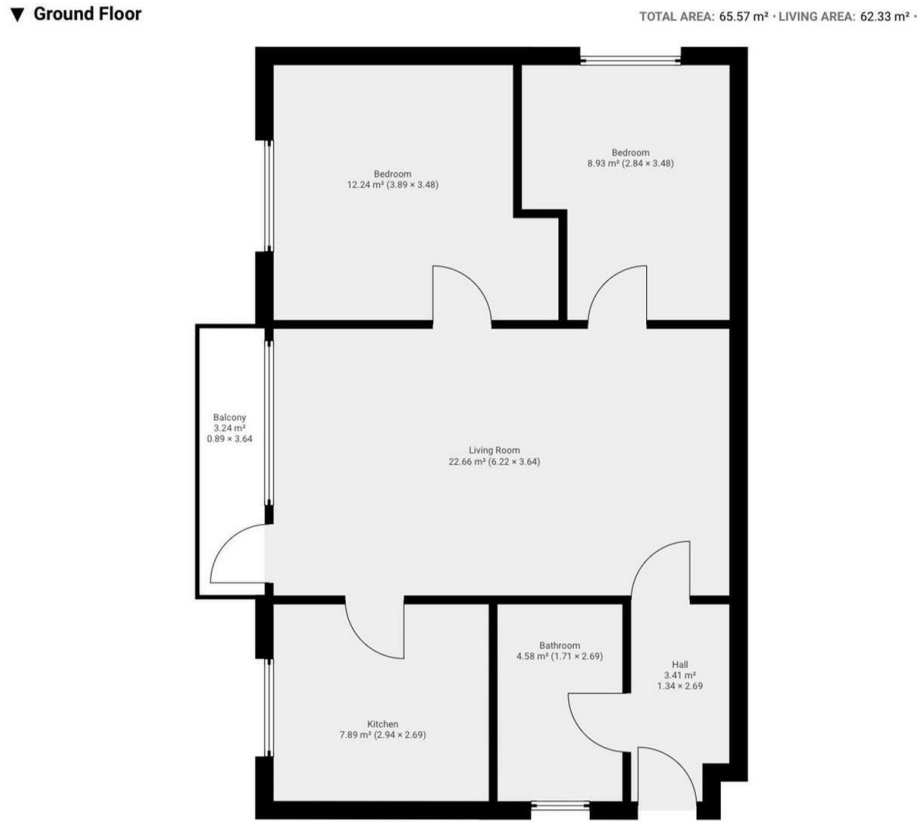
KITCHEN

BEDROOM

BEDROOM

BATHROOM

Floor Plan



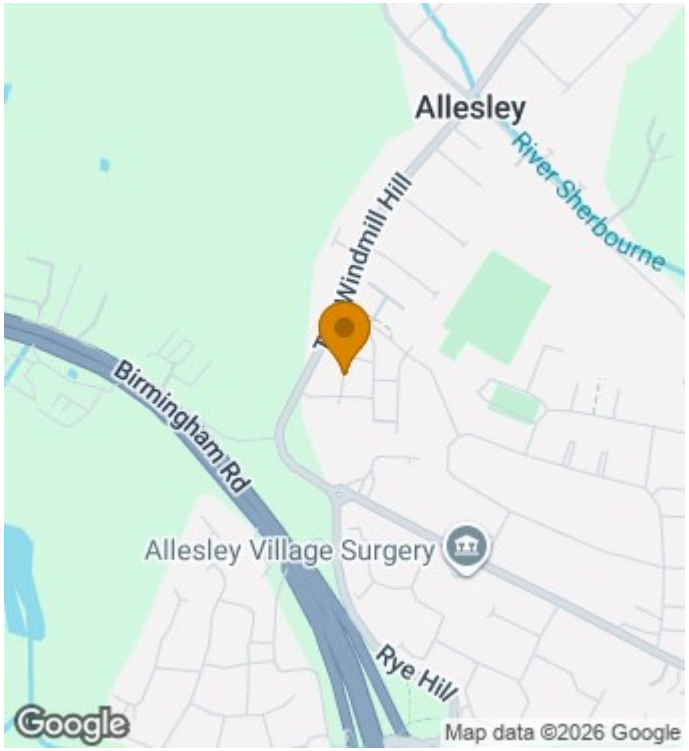
Total area: sq ft

Disclaimer

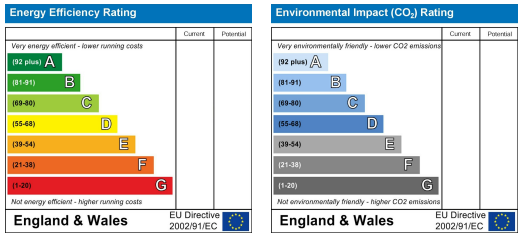
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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