




SHORTLAND
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180 Warwick Road
CV8 1HU

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SERVICED ACCOMMODATION- BILLS INCLUDED (GAS/ELECTRIC/BROADBAND)
ROOM CLEANED ONCE A WEEK WITH CHANGE OF BED LINEN.

A one bedroom room with ensuite located just off Warwick Road in Kenilworth. Ideally located within easy walking distance of Kenilworth Town Centre and local bus routes. Easy access to the motorway network via A46 to M40/M42, close to A45 and easy to commute to Coventry or Birmingham.

Bills included excluding Council Tax. Rooms are cleaned and bed linen changed on a weekly basis. All communal areas are cleaned daily. Relax in comfort and style in one of our well-appointed bedrooms, all with en-suite facilities and flat screen T.V.s with Freeview.

We are pleased to offer the following facilities: Fully equipped kitchen, Lounge/dining area, Guest garden terrace, off street parking, BT infinity broadband, Laundry Room. Close to center and local amenities. AVAILABLE NOW

selling quality
property since 1995

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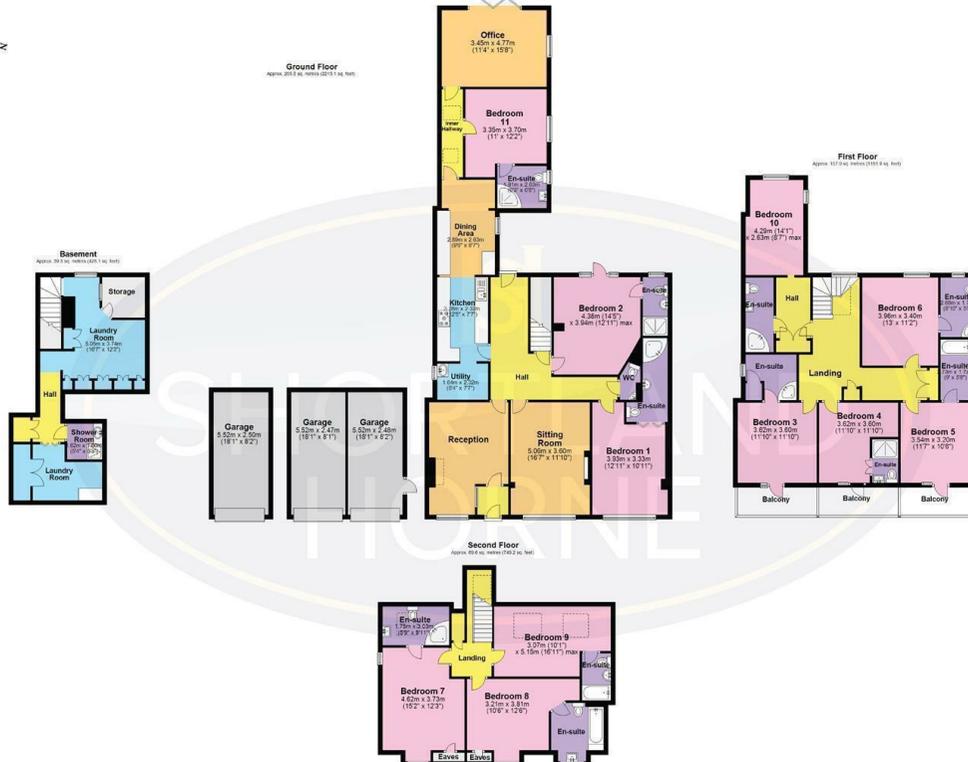
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Dimensions



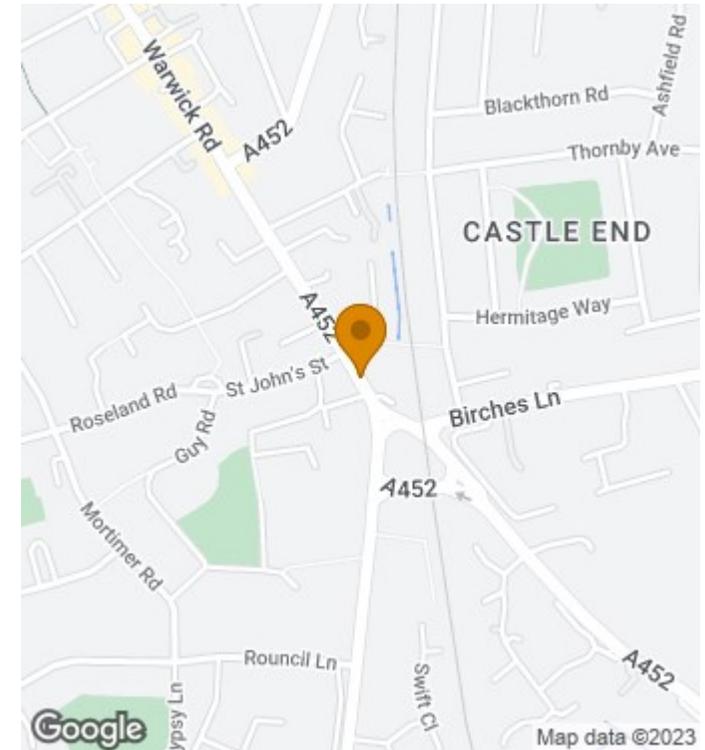
Floor Plan



Total area: approx. 422.2 sq. metres (4544.4 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.

Location Map



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

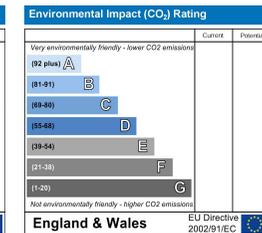
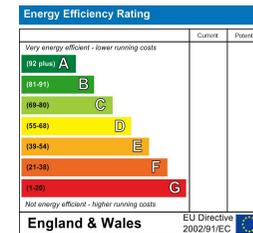
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation of a later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

EPC



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