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Brookstray Flats, Nod ^{Rise}
Mount Nod CV5 7HW

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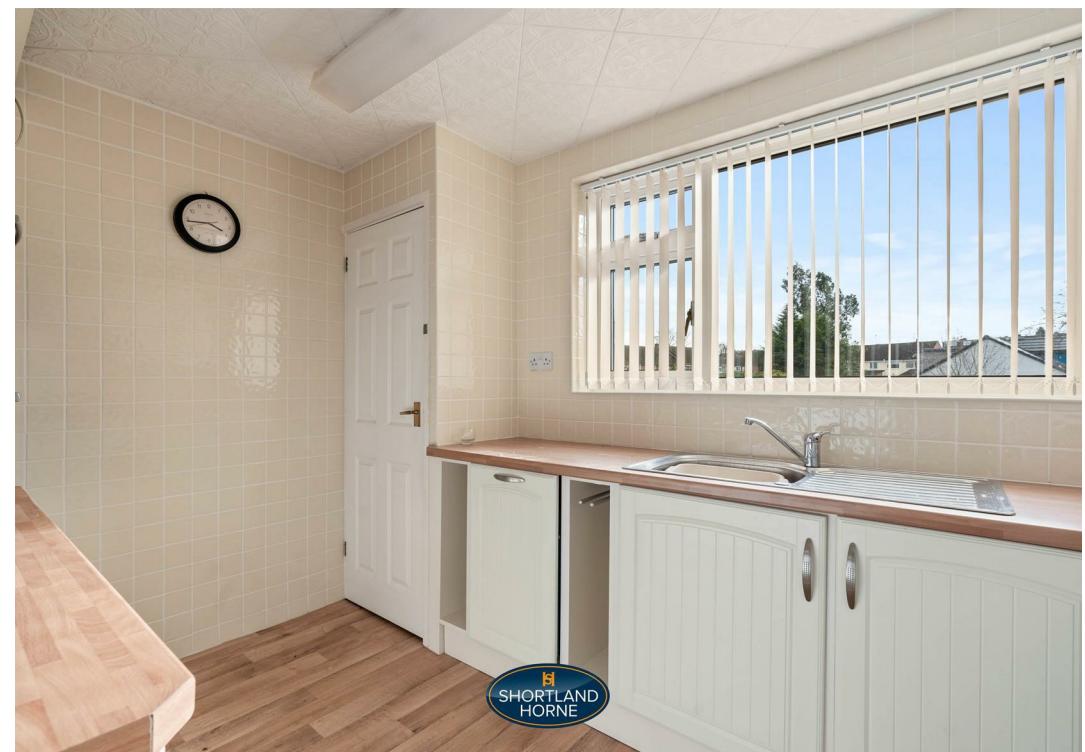
* WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT *
MUST BE VIEWED WITH NO CHAIN * POPULAR
RESIDENTIAL LOCATION * GAS CH * DOUBLE GLAZED *
ATTRACTIVE FULL WIDTH LOUNGE * REFITTED
FULLY TILED KITCHEN WITH HOB, OVEN, FRIDGE/
FREEZER & WASHING MACHINE * 2 BEDROOMS WITH
BUILT IN WARDROBES * REFURBISHED BATHROOM
WITH SHOWER * BRICK GARAGE

Situated along Nod Rise, here is a well presented 2 bedroom first floor flat which warrants an internal inspection to be fully appreciated. The property has gas central heating and double glazed windows to be sold with no upward chain.

The property is approached via a intercom system with communal staircase to the first floor incorporating Entrance hall, Full width lounge/ dining room with living flame gas fire with mahogany surround and marble hearth, Fully tiled Refitted kitchen with hob, double oven, fridge/ freezer and washing machine, 2 bedrooms both with built in wardrobes, Refurbished fully tiled bathroom with p shaped bath and shower. The property has a brick built garage surrounded by particularly well laid out lawn communal gardens.

The property is Leasehold on a 999 year lease with 940 years remaining. The Brookstray Management Company own the Freehold with each resident owning 1 share. There is no Ground Rent with the Service Charge £95 per month including the Building Insurance which needs to be confirmed by the solicitors.









Dimensions

ENTRANCE HALL

**FULL WIDTH
LOUNGE/ DINING
ROOM**

6.81 x 3.94

REFITTED KITCHEN

3.47 x 2.40

BEDROOM ONE

3.34 x 3.10

BEDROOM TWO

3.10 x 2.95

**REFURBISHED
BATHROOM**

BRICK BUILT GARAGE

**WELL LAID OUT
LAWN COMMUNAL
GARDENS**

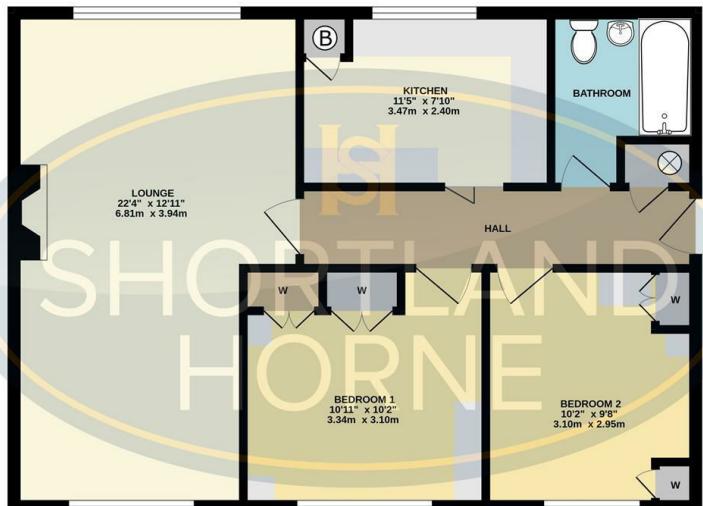
**VIEWING HIGHLY
RECOMMENDED**

NO UPWARD CHAIN



Floor Plan

FIRST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised to make their own measurements and to seek professional advice before committing to a purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers are advised to make their own arrangements to have the property surveyed by a qualified surveyor and to have the services, systems and appliances checked by a qualified engineer. Shortland Horne Ltd. is not responsible for any inaccuracies in the floorplan.

Total area: 684.00 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

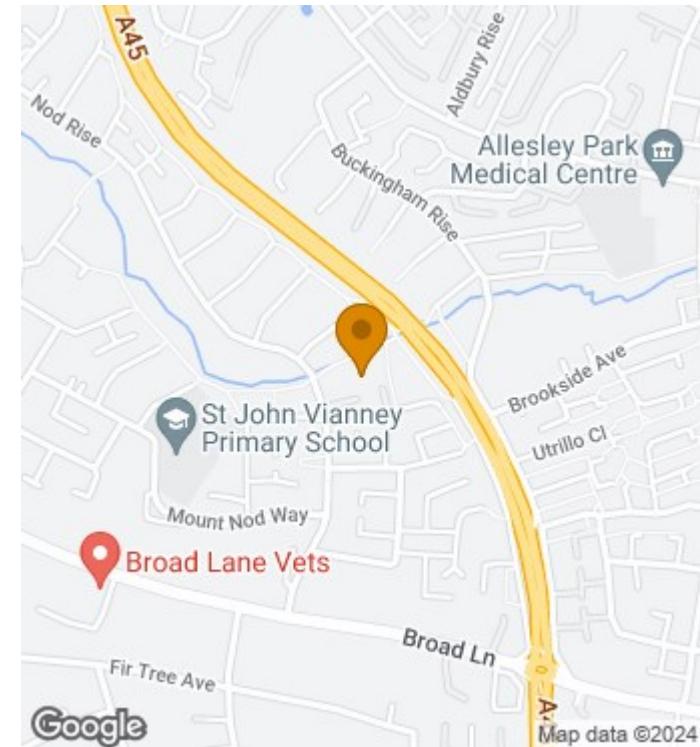
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

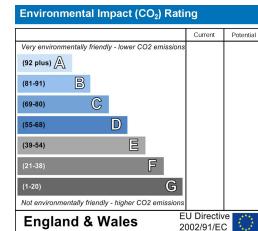
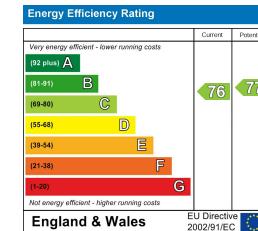
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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