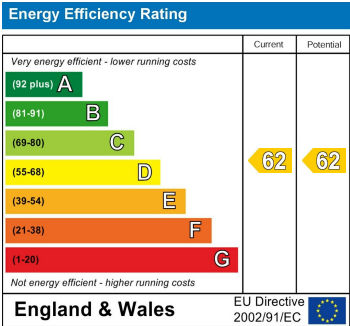


Floor Plan



EPC



**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 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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Queens House**  
**16 Queens Road CV1 3EJ**





# £180,000 Offers Over | Bedrooms 2 Bathrooms 1

**\*\*Ideal First Time Buy or Investment\*\***

A superb opportunity to acquire this luxury third floor two bedroom apartment overlooking Coventry City Centre, Ideally positioned in a no through road and only a few minute's walk from Coventry Train Station and many luxurious local amenities. The property was currently let out for £1450pcm offering a super investment.

Offering modern open plan living accommodation throughout, in brief the property features: Secure private entrance, lift to the 3rd floor, two spacious double bedrooms, family bathroom with shower over and open plan kitchen/living room with a range of wall and base units and space for appliances.

Popular with investors looking for student or professional lets or a first-time buyer looking to get onto the property market. An internal inspection is highly recommended to appreciate all that this property has to offer.

Additional Information:  
Vendors Position: Property was currently tenanted for £1450PCM  
Lease Of Length Remaining: 119 years.  
Ground Rent: £325 per annum.  
Service Charge: £1535 per annum.  
EPC Rating: C

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR



THIRD FLOOR	
Hallway	
Kitchen/Living Area	21'0 x 14'6
Bedroom	8'0 x 16'3
Bedroom	8'0 x 10'8
Bathroom	5'0 x 8'10