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PRIVATE  
RESIDENTS & VISITORS  
ONLY



Chandler court, Davenport Road  
Earlsdon CV5 6PY

CHANDLER  
COURT  
PRIVATE RETIREMENT



# Chandler court, Davenport CV5 6PY

\* IMMACULATELY PRESENTED 2 BEDROOM SECOND FLOOR APARTMENT \* SPECIFICALLY FOR THE OVER 55'S WITH 24 HOUR PULL CORD SERVICE \* COMMUNAL LOUNGE TO MEET & SOCIALISE WITH RESIDENTS \* LANDSCAPED COMMUNAL GARDENS \* NO UPWARD CHAIN

Occupying a pleasant backwater setting behind Top Green, Warwick Road, here is an immaculately presented 2 bedroom Second Floor Apartment. The apartment is within a secure sheltered complex specifically for the over 60's ( over 55's with disability ) with intercom entry system and 24 hour pull cord service to be sold with no upward chain. The complex has a Communal Lounge to meet residents for social daytime community events and laundry room.

The property has electric heating and double glazed windows and approached via a lift and staircase to the second floor incorporating Entrance Hall, Attractive Lounge with marble fireplace and electric fire and archway to the Fitted kitchen with slot in electric cooker, & fridge/ freezer, 2 Bedrooms one with full length wardrobes and refurbished bathroom with shower. The complex has well laid out landscaped communal lawn gardens with established trees giving a wealth of privacy to the rear and communal car parking.

The apartments are situated along Davenport Road within easy walking distance of bus services into the city centre as well as the Coventry Railway Station and at the far end of the road to the War Memorial Park.

We understand that the Apartment is Leasehold on a 125 year lease with 117 years remaining. The Service Charge is £264.54 per calendar month.

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.

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property since 1995









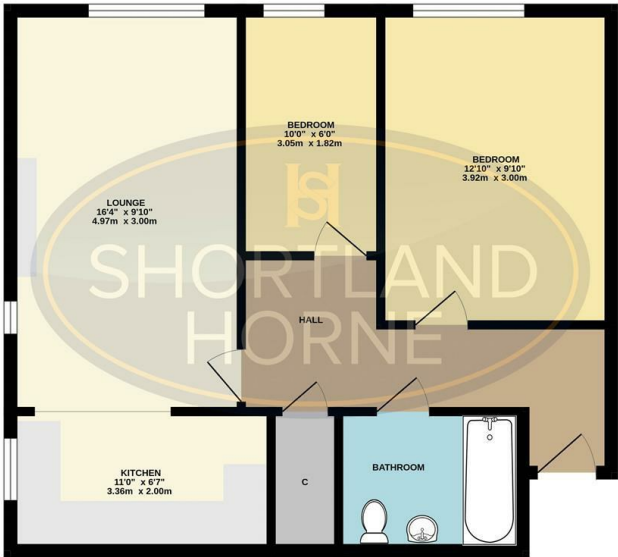






# Floor Plan

SECOND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metagres 02025

Total area: 597.00 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.

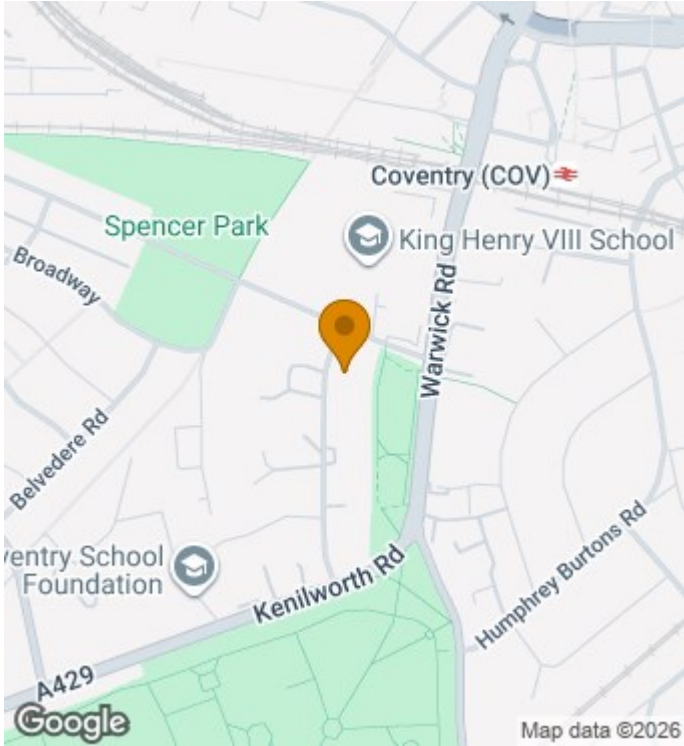
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National 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.

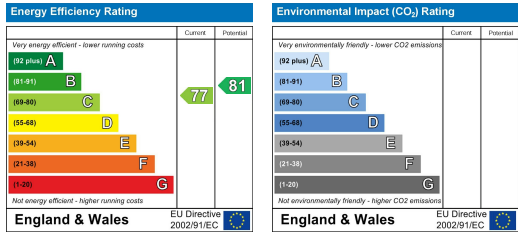
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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