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Allesley Hall Drive
Allesley CV5 9RD

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Allesley Hall Drive in Coventry is home to a stunning retirement complex, offering a range of luxurious flats that are perfect for those over the age of 55. Nestled within beautiful grounds, the complex offers a serene and peaceful living environment that is perfect for retirees who want to enjoy their golden years in comfort and style.

The complex is ideally located near a golf course, providing residents with plenty of opportunities to enjoy a round of golf on sunny afternoons. For those who prefer to explore nature on foot, the surrounding area offers a range of picturesque dog walks and evening strolls, allowing residents to stay active while enjoying the beauty of the local area.

This lovely apartment is located on the first floor and offers an entrance hallway with doors leading off to a lounge/diner, a fully fitted kitchen, a bathroom and two bedrooms.

In addition to its beautiful location and luxurious properties, the retirement complex also offers a range of on-site amenities designed to make life as comfortable and convenient as possible for its residents and to include private parking.

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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

5.79m x 2.95m

Kitchen

2.87m x 1.91m

Bedroom One

3.33m x 2.79m

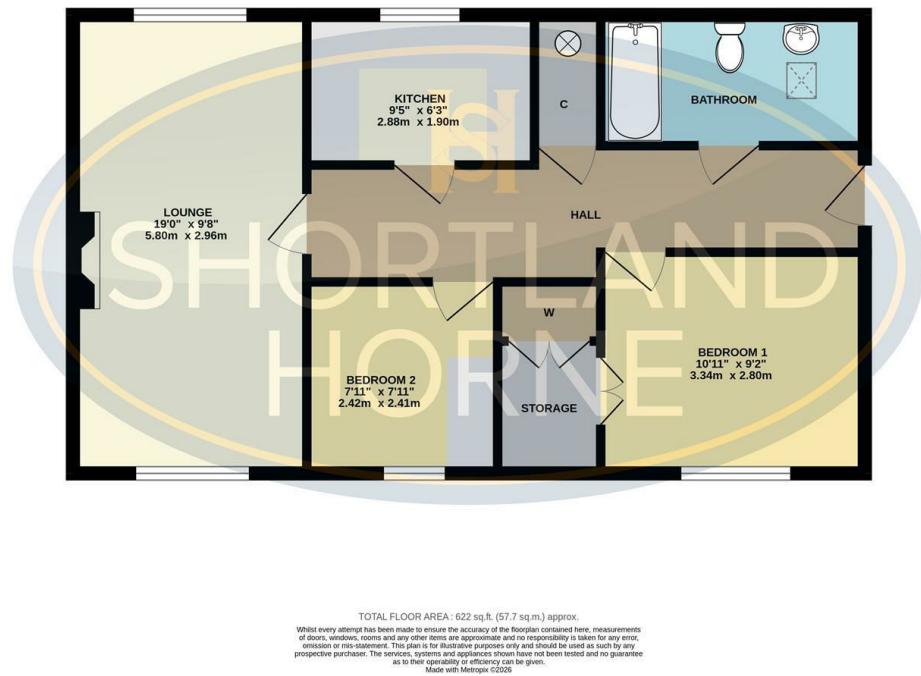
Bedroom Two

2.41m x 2.41m

Bathroom

Floor Plan

FIRST FLOOR
622 sq.ft. (57.7 sq.m.) approx.



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

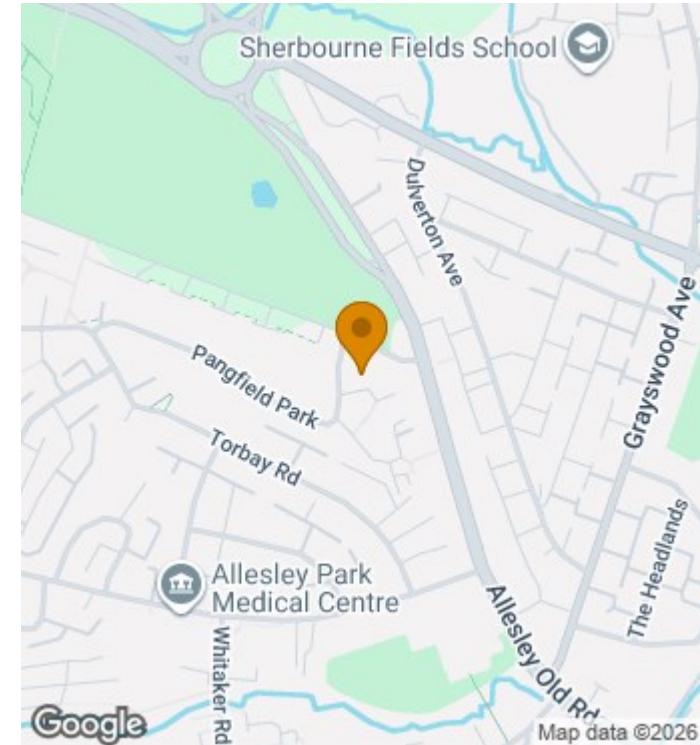
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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