

SHORTLAND HORNE

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Abbey Court, Priory Place

City Centre CV1 5SA

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* WELL APPOINTED 2 BEDROOM WITH ENSUITE APARTMENT * SET IN THE HEART OF COVENTRY CITY CENTRE * IDEAL FOR BUY TO LET OR FIRST TIME BUYER ACCOMMODATION * VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

Welcome to this charming two-bedroom apartment located in the heart of Coventry, specifically at Abbey Court, Priory Place. This purpose-built residence is situated on the second floor, offering a delightful living space that is perfect for first-time buyers or those looking for a buy-to-let investment.

The apartment features a well-proportioned open plan lounge with providing a comfortable area for relaxation and entertaining through to the fitted kitchen. The two bedrooms are thoughtfully designed, with one benefiting from an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a second bathroom, making it ideal for guests.

One of the standout features of this property is the absence of any upward chain, allowing for a smooth and efficient purchasing process. The apartment has secure underfloor car parking and the location is superb, placing you within easy reach of local landmarks with Coventry Cathedral and Broadgate shopping centre, transport links, and the vibrant culture that Coventry has to offer.

This apartment presents an excellent opportunity for those seeking a modern living space in a prime location. Whether you are looking to make your first step onto the property ladder or seeking a lucrative rental opportunity, this Kings Oak apartment is not to be missed. We invite you to explore the potential of this lovely home.

The apartment is held with 133 years remaining with Ground Rent £180 per annum
Current Management Fee: £2,703.12 (per annum)

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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Dimensions

ENTRANCE HALL

OPEN LOUNGE
4.75 x 2.73

FITTED KITCHEN
2.73 x 1.82

BEDROOM ONE
4.93 x 2.73

ENSUITE SHOWER ROOM

BEDROOM TWO
3.94 x 2.85

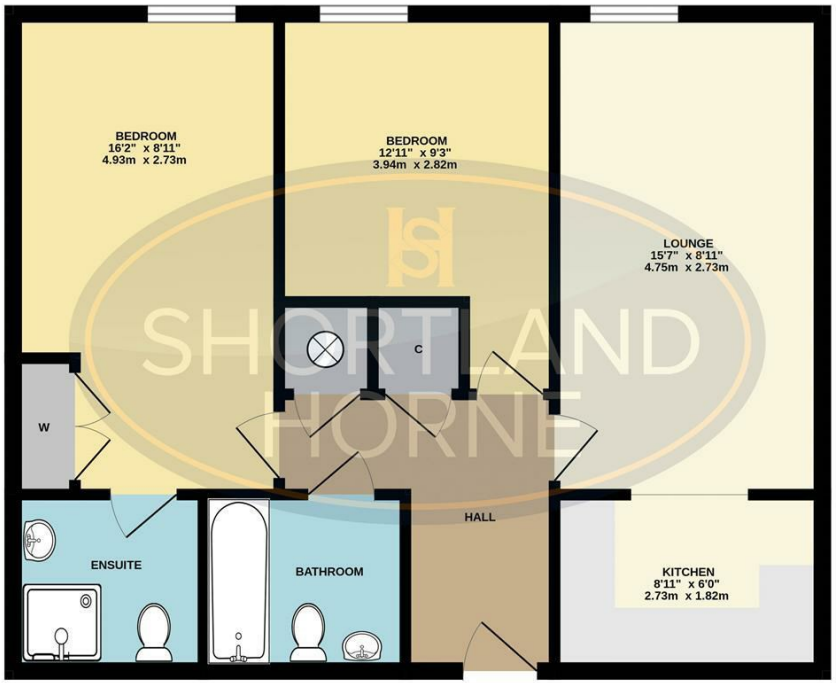
BATHROOM

SECURE UNDERGROUND CAR PARKING

NO UPWARD CHAIN

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TOP FLOOR
605 sq.ft. (56.2 sq.m.) approx.



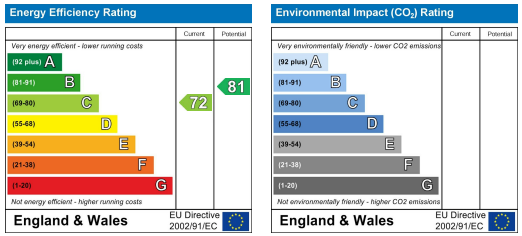
TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



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 ccordance 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.

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