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Shortland Horne

Bishopsgate Wharf
CV1 4BA

ATTENTION INVESTORS OR FIRST TIME BUYERS A modern two-bedroom ground floor apartment located in the popular Bishopsgate Wharf development, close to Coventry city centre. The accommodation comprises of spacious lounge with views overlooking the canal, a fitted kitchen with integrated appliances, two bedrooms and a bathroom.

This amazing apartment is electric heated and double glazed there is a lift and a secure gated allocated parking. This property is close to local amenities, schools and has good bus and motorway links.

Additional Information:

Ground rent = £100.00 Per Annum
Service Charge = £2,646 Per Annum
Length of Lease = 2134 approximately 110 years left on the lease.

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

selling quality
property since 1995












SHORTLAND
HORNE







Dimensions

GROUND FLOOR

Entrance Hallway

Bedroom
3.35m x 3.40m

Kitchen
2.84m x 2.01m

Lounge
4.75m x 3.91m

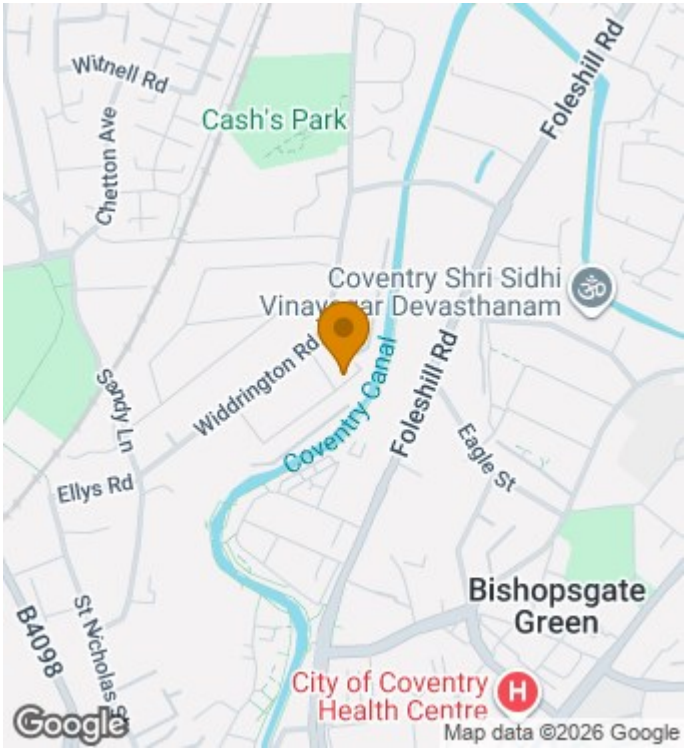
Bedroom
2.90m x 3.18m

Bathroom
2.24m x 1.78m

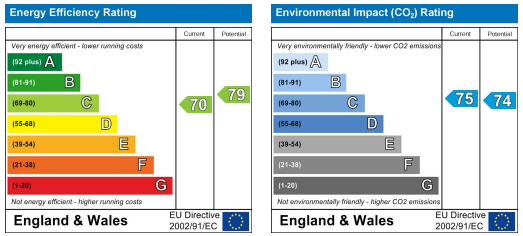
Floor Plan



Location Map



EPC



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 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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Trusted Property Experts