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Bishopsgate House  
21 Aldbourne Road CV1 4BA

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Shortland Horne

2021-2022

# Bishopsgate House

CV1 4BA

\*\*\*AVAILABLE\*\*\* Shortland Horne are extremely proud to bring to the market this stunning top floor duplex penthouse apartment in Bishopsgate House. This apartment is located overlooking the canal to one side and the City to another. Great for a professional family

The apartment comprises of an entrance hallway leading to the first double bedroom and bathroom suite. This then leads through to a very large, open plan living area. The kitchen is fitted with a dishwasher, fridge, freezer, washing machine, electric oven and hob. The living area offers a large entertainment space with large windows, and high vaulted ceilings and access to the private balcony

From the hallway is a spiral staircase leading up to the main bedroom which has an en-suite shower room. There is also another double bedroom both of which overlook the living room in a unique layout

This property comes with one allocated parking space accessed via an electronic gate

Offered Furnished

COVENTRY UNIVERSITY   
Custom text box  
2.2 MILES

COVENTRY TRAIN STATION  
1.7 MILES

COVENTRY CITY CENTRE  
1.0 MILE





*Custom text box*





Dimensions



 [shortland-horne.co.uk](http://shortland-horne.co.uk)

## Floor Plan



**Total area: 0.00 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

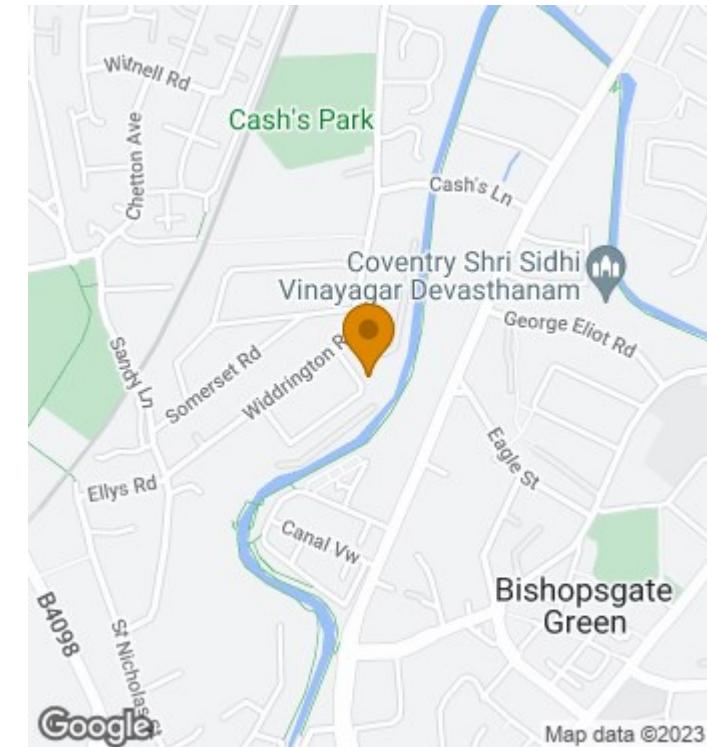
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

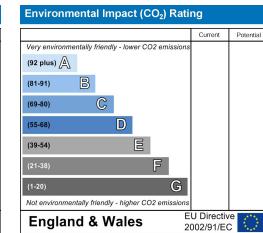
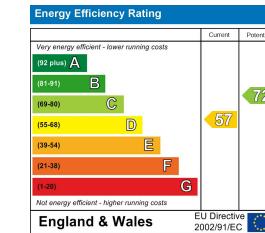
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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