

SHORTLAND HORNE

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Property Experts

Palmerston Road

Earlsdon CV5 6FE

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Welcome to this stylish two bedroom ground floor apartment, set within a stunning development right in the heart of Earlsdon (one of Coventry's most sought after neighbourhoods). Step inside to find a bright and airy open-plan lounge, diner and kitchen, perfect for relaxing or entertaining friends. There are two generous bedrooms, including a master with its own en-suite, plus a modern main bathroom for guests or family. The property benefits from gas central heating and double glazing throughout, so you'll be comfortable all year round. You'll also enjoy the convenience of private, secure parking (a real bonus in this area), and the added peace of mind that comes with a no chain sale. The EPC rating is a solid C, making this an energy efficient choice. Whether you're a first time buyer, looking to downsize, or searching for an investment, this apartment ticks all the boxes. Don't miss your chance to be part of this vibrant community with everything Earlsdon has to offer right on your doorstep. Book your viewing today and see for yourself what makes this place so special.

Leasehold Information - We understand the property is leasehold, held on a term of 125 years from 2008. There is an annual service charge of £1,352 and Ground rent charge of £200.00.

selling quality
property since 1995












Custom text box







Dimensions

HALLWAY

KITCHEN/LOUNGE AREA

2.01m x 3.68m

BEDROOM

2.97m x 3.68m

ENSUITE

BEDROOM

3.02m x 2.67m

BATHROOM

Floor Plan



Total area: approx. 59.7 sq. metres (642.6 sq. feet)

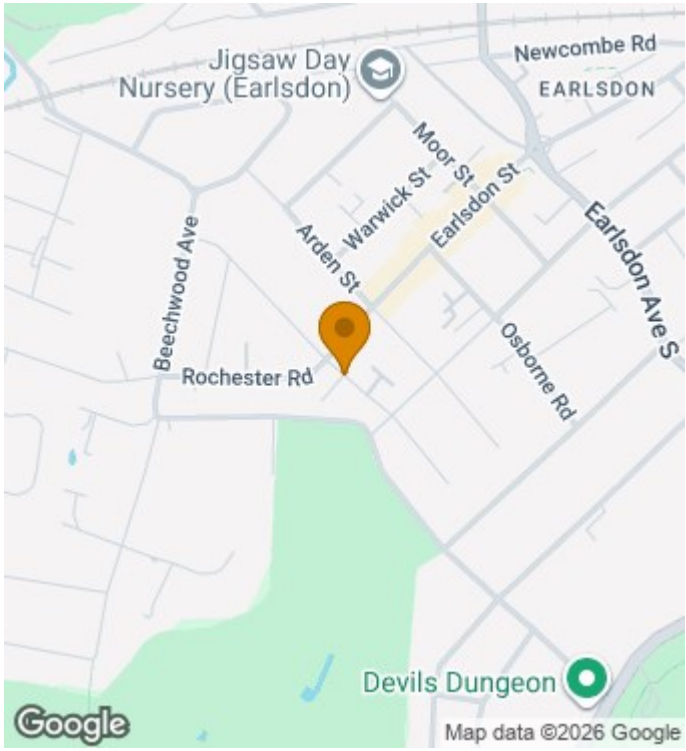
Total area: sq ft

Disclaimer

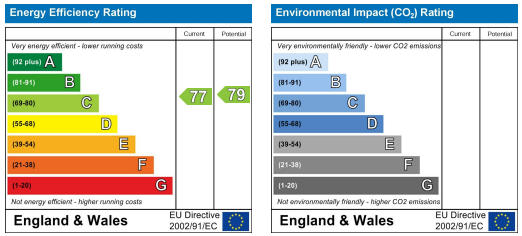
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

Location Map



EPC



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