
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Osborne Road
Earlsdon CV5 6SB

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OVER 55'S ONLY Welcome to this fantastic two bedroom apartment, perfectly positioned in a sought-after development right in the heart of Earlsdon. Step inside to find a bright and airy living space, with a lovely fitted kitchen that makes meal prep a breeze. The master bedroom comes complete with handy fitted wardrobe units, while the second bedroom is ideal for guests or a home office. There's a fitted shower room for added comfort and convenience. The development offers great communal facilities, including a welcoming residents lounge and a practical laundry room (perfect for busy lifestyles). With lift access to all floors, getting around is easy, and you'll also benefit from private parking. This property is available with no upward chain, so there's nothing stopping you from making your move. You're just a short stroll from the vibrant Earlsdon High Street, packed with cafes, shops, and amenities, making this an ideal spot for anyone who wants everything on their doorstep. With an EPC rating of D, this apartment offers comfortable living in a friendly community setting. Don't miss your chance to view – this one ticks all the boxes for convenient, modern living in a fantastic location.

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Dimensions

HALLWAY

LIVING ROOM
3.53m x 3.66m

KITCHEN
2.51m x 2.11m

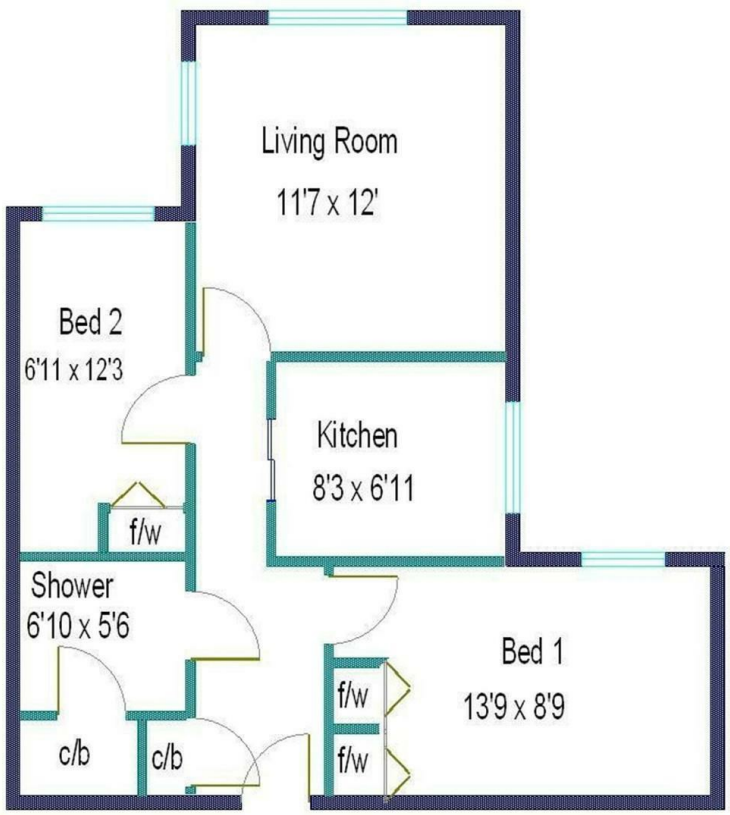
BEDROOM
4.19m x 2.67m

BEDROOM
2.11mx 3.73m

SHOWER ROOM
2.08m x 1.68m

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Floor Plan



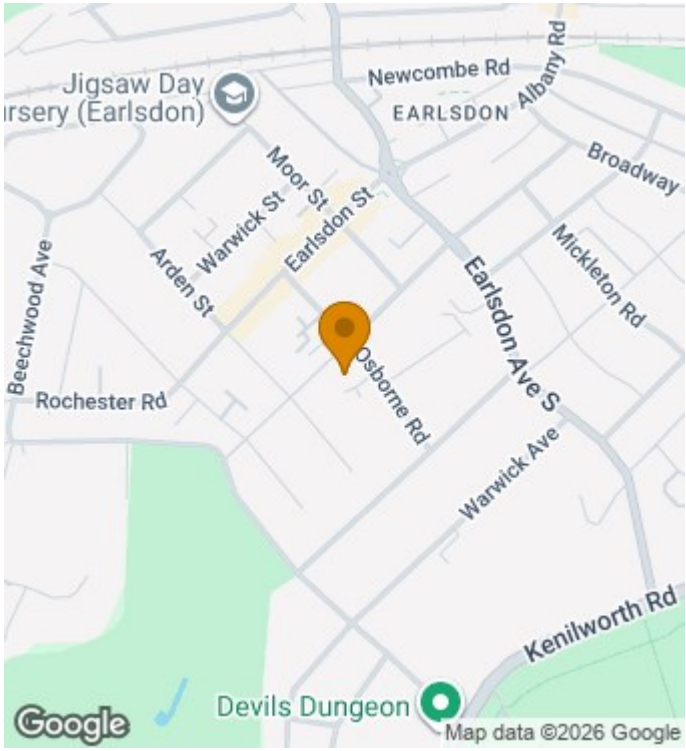
Total area: sq ft

Disclaimer

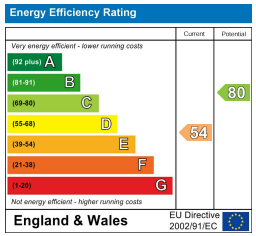
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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

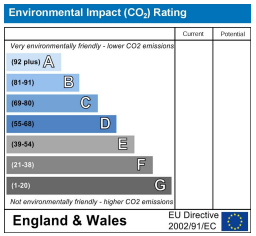
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers 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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