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Property Experts



Queens House  
16 Queens Road CV1 3EJ



# Queens House

## CV1 3EJ

We are delighted to present this stylish one-bedroom apartment located on the first floor of Queens House, situated at 16 Queens Road. This modern residence is ideally positioned just a stone's throw from the city centre and the train station, making it perfect for those who appreciate convenience and accessibility.

Upon entering the apartment, you will find a well-appointed master bedroom, which features a comfortable double bed complete with ottoman storage underneath, along with ample drawer space and a wardrobe for your belongings. The spacious bathroom is designed with contemporary fittings, ensuring a pleasant experience.

The open-plan living area seamlessly integrates with the kitchen, creating a bright and inviting space for relaxation and entertaining. The kitchen is equipped with modern furniture and includes essential white goods, making it ready for you to move in and start enjoying your new home.

Additional benefits of this apartment include lift access and CCTV security within the building, providing peace of mind and ease of living. This property is an excellent opportunity for anyone seeking a modern, well-located home in a vibrant area. We invite you to view this charming apartment and discover all it has to offer.

### Additional Information

Length of Lease Left: 116 Years Remain (125 year lease from 2017)

Monthly service charge approximately : Approx £900.00 Per Annum

Ground Rent: £325.00 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

**selling quality**  
property since 1995







# QUEENS HOUSE



## Dimensions

Hallway

Living Room/ Kitchen

5.23 x 3.78

Bedroom

3.4 x 3.2

Bathroom



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 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.

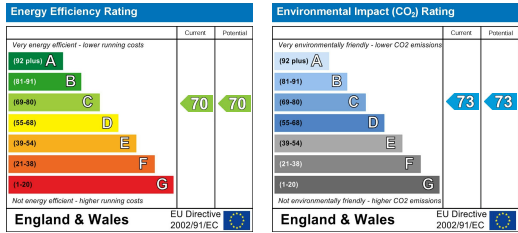
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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