



Belvedere Road  
  
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Belvedere Road  
Earlsdon CV5 6PG

# Belvedere Road

## CV5 6PG

- \* WELL APPOINTED CORNER 2 BEDROOM FIRST FLOOR APARTMENT
- \* SPECIFICALLY FOR THE OVER 55S
- \* OPPORTUNITY TO PURCHASE THE REMAINING 25% FOR £15,000
- \* NO UPWARD CHAIN

Situated on the corner of Earlsdon Avenue South, here is a 1930s Detached house converted into 5 apartments in the early 1980s. This 2 bedroom first floor apartment is to be sold specifically for the over 55s with a 75% share with rent payable of £255.79 per month including Ground Rent, Service & Building Insurance & Management Charge. The property offers the opportunity to purchase the remaining 25% share directly from Midland Heart at a figure of £15,000.

The property has gas central heating and double glazing and once through to the Entrance Hall, Bay windowed lounge / dining room, Kitchen, 2 Bedrooms, and a Bathroom with shower over the bath. The apartment has communal car parking set in the communal gardens.

We understand that the apartment is Leasehold on a 99 year lease with approximately 57 years remaining and that two trees were removed in the communal garden in July 2023 due to cracks noted and claimed on the Buildings Insurance with further information available from Midland Heart.

The apartment is within a short distance of the War Memorial Park as well as the Earlsdon Street shopping parade.

selling quality  
property since 1995

# Memorial Park



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## Dimensions

ENTRANCE HALL

BAY WINDOWED  
LOUNGE/ DINER

5.00 x 4.62

KITCHEN

2.76 x 1.80

BEDROOM ONE

3.84 x 3.75

BEDROOM TWO

3.14 x 2.03

BATHROOM WITH  
SHOWER

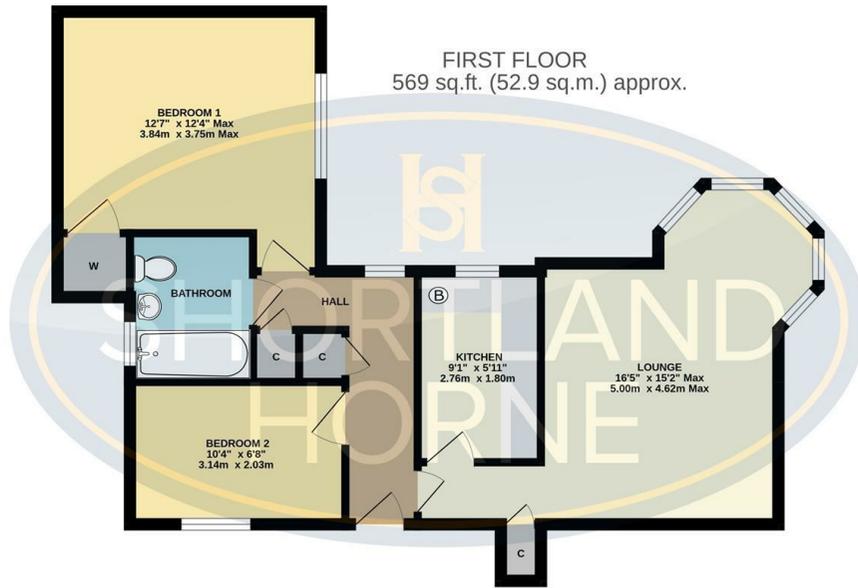
COMMUNAL CAR  
PARKING

COMMUNAL  
GARDENS

NO UPWARD CHAIN



# Floor Plan



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Total area: 569.00 sq ft

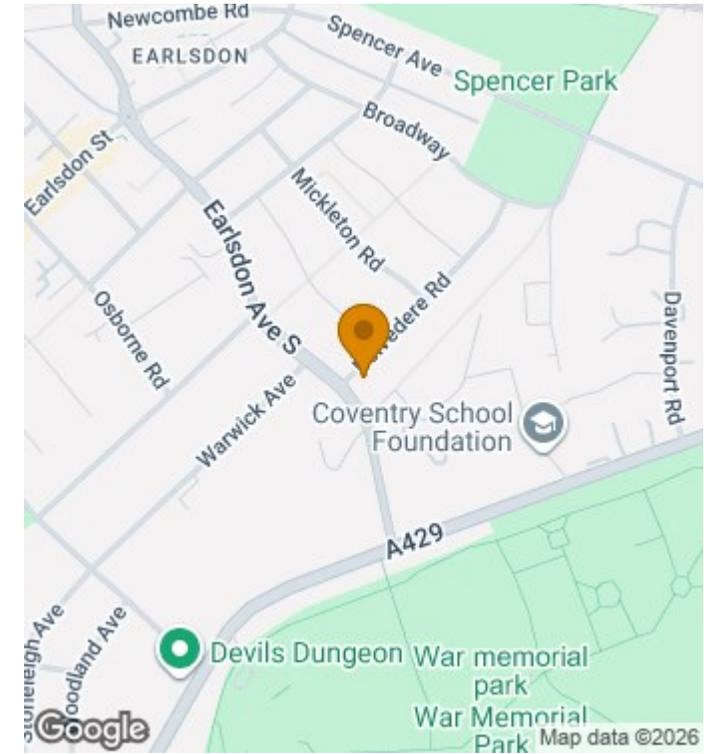
**Disclaimer**

**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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

England & Wales



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