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Property Experts



Clayton Road  
Coundon CV6 1QE



# Clayton Road

## CV6 1QE

\* WELL APPOINTED "OFLANAGAN BUILT" TOP FLOOR APARTMENT \* LANDSCAPED GATED COMMUNAL GARDENS WITH ALLOCATED CAR PARKING SPACE \* ATTRACTIVE BAY WINDOWED LOUNGE WITH BALCONY \* 2 DOUBLE BEDROOMS MASTER WITH ENSUITE SHOWER ROOM \* NO CHAIN \* 'SOUTH FACING BALCONY' \* PETS ARE NOT ACCEPTED AT THIS COMPLEX

Surrounded by landscaped communal gardens, here is a well appointed top floor apartment which must be viewed internally to be fully appreciated. To be sold with no upward chain. The apartment has gas central heating and double glazed windows enjoying views towards the city centre and towards Chapelfields.

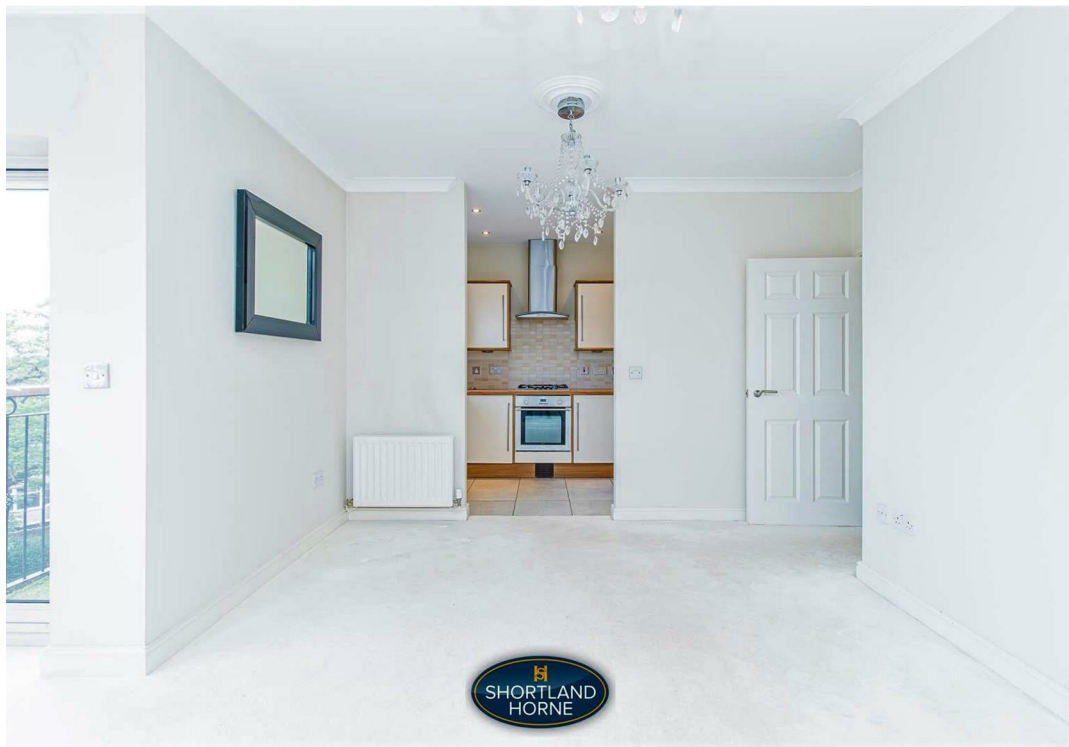
The apartment is situated inside a gated development. It incorporates secure communal entrance with staircase to the second floor landing. The entrance door leads to the entrance hall with cloaks cupboard, attractive bay windowed south facing lounge with balcony, open plan fitted kitchen with hob, oven, fridge, freezer and washing machine, 2 double bedrooms, the master bedroom enjoying an ensuite shower Room, bathroom with shower. The apartment is leasehold with a 125 year lease with 110 years unexpired. The Ground Rent is £150 per annum until 31/12/32 which increases to £200 pa until 31/12/57 it then increases incrementally every 25 years. The service charge is £130 per month including the building insurance. This information must be clarified by your solicitors.

We strongly recommend this apartment to you which is situated in a popular block that rarely come up for sale.

selling quality  
property since 1995















## Dimensions

COMMUNAL  
ENTRANCE

ENTRANCE HALL  
WITH CLOAKS  
CUPBOARD

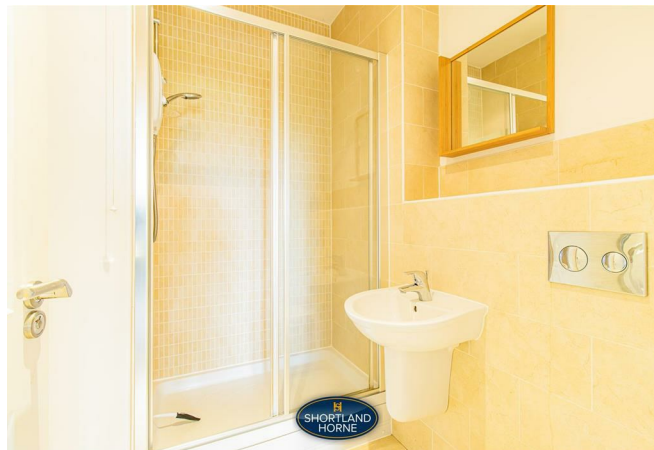
BAY WINDOWED  
LOUNGE WITH  
BALCONY  
4.71 x 4.68

OPEN PLAN FITTED  
KITCHEN

BEDROOM 1 WITH  
ENSUITE SHOWER  
ROOM  
3.46 x 2.98

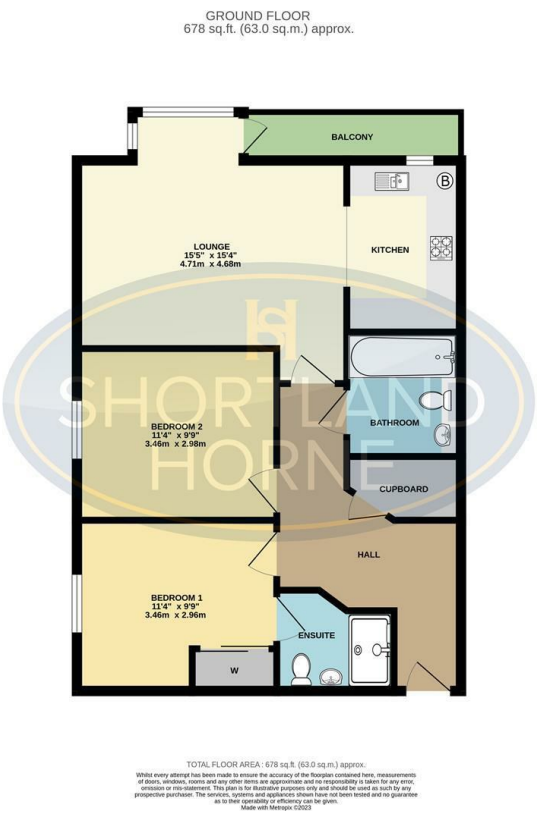
BEDROOM 2  
3.46 x 2.96

BATHROOM WITH  
SHOWER





# Floor Plan



Total area: 678.00 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

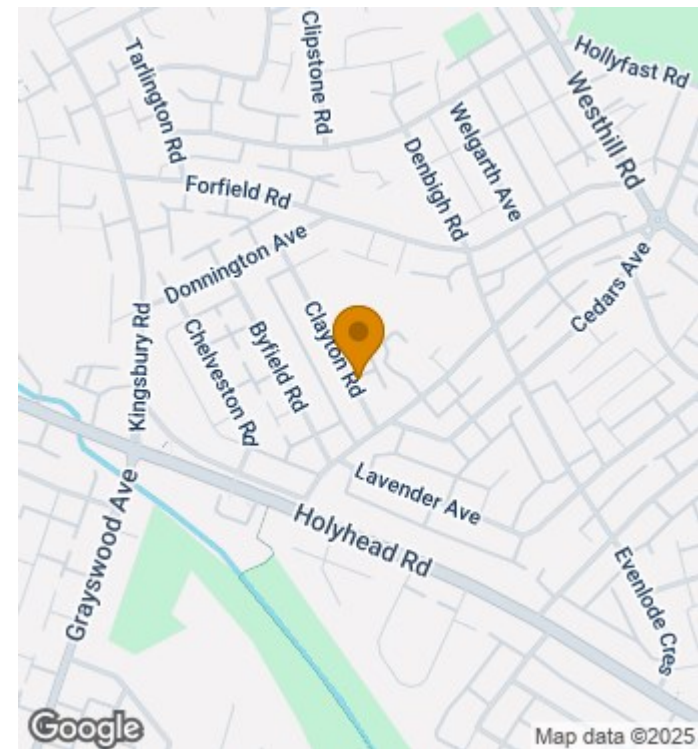
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

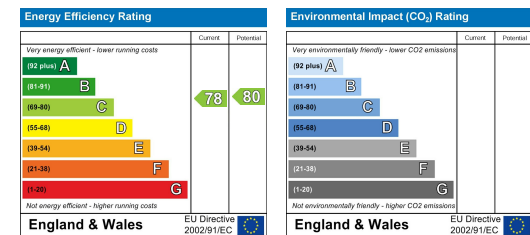
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

02476 222 123

lettings@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne