



  
SHORTLAND  
HORNE

Trusted  
Property Experts

  
SHORTLAND  
HORNE

CHANDLER  
COURT

Davenport Road  
Earlston CV5 6PY

PRIVATE  
RESIDENTS & VISITORS  
ONLY

# Davenport Road

CV5 6PY

RETIREMENT HOME FOR THE OVER 60'S this two bedroom top floor retirement apartment for the over 60's (or over 55 with disability) in the sought after block of Chandler Court. The apartment is well positioned for Coventry City Centre, local bus routes and amenities and offered with NO UPWARD CHAIN.

The apartment is in need of some updating and modernisation and comprises of a open plan lounge kitchen with space for fridge/freezer and electric cooker, the bathroom is a good size with a large walk in shower cubicle, There is also a double bedroom and a small single bedroom.

The property benefits from double glazing and electric heating. An internal inspection would be highly recommended. This development has well maintained communal gardens, a lift to all floors, a communal lounge and communal laundry areas.

#### Additional Information

Length of Lease Left: 117 years remaining take you up until 01/06/2142

Monthly service Charge: £183.84

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND

*Custom text box*

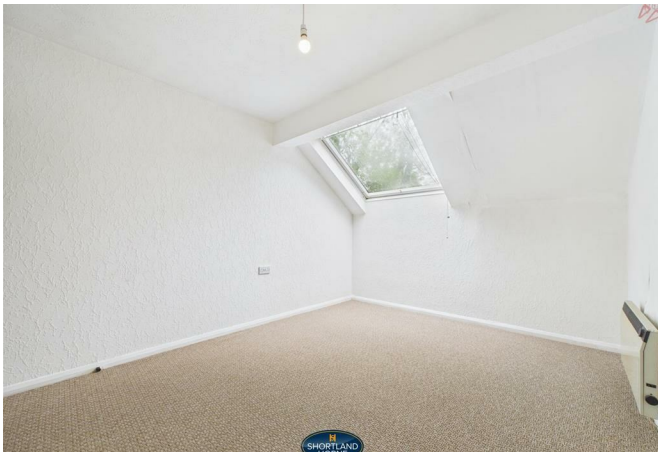




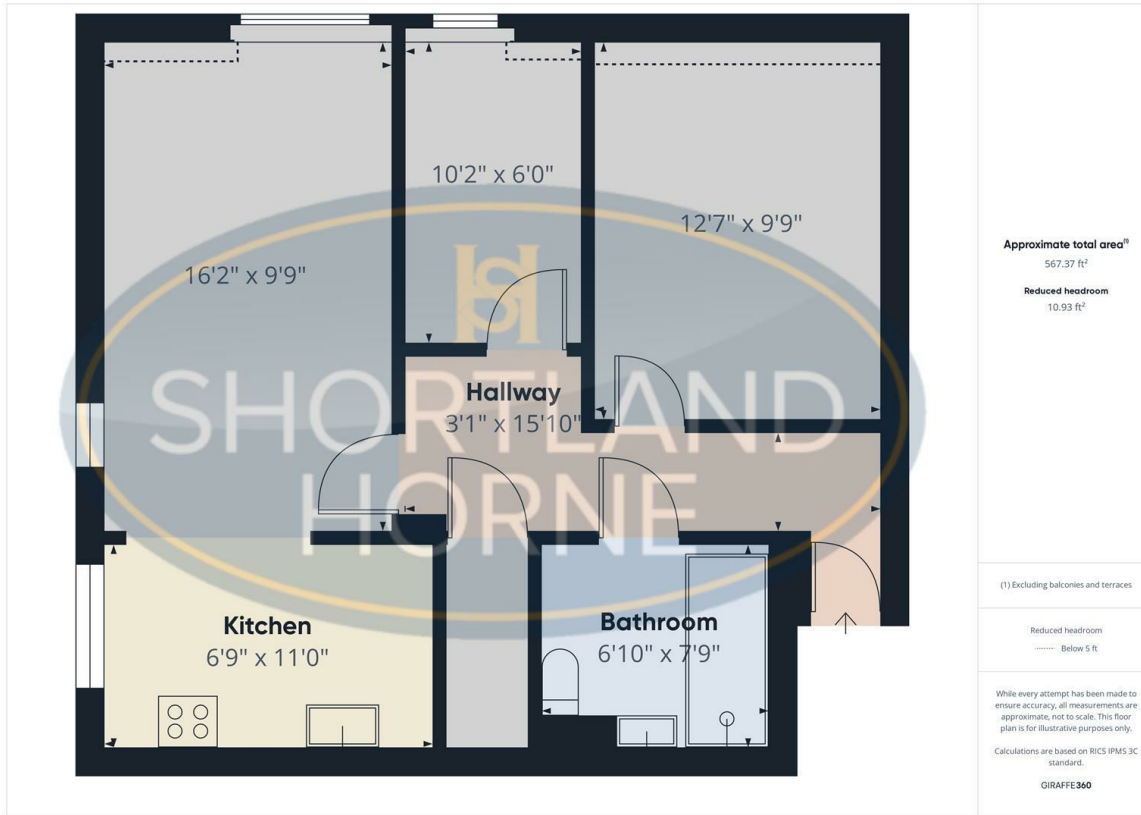
*Custom text box*



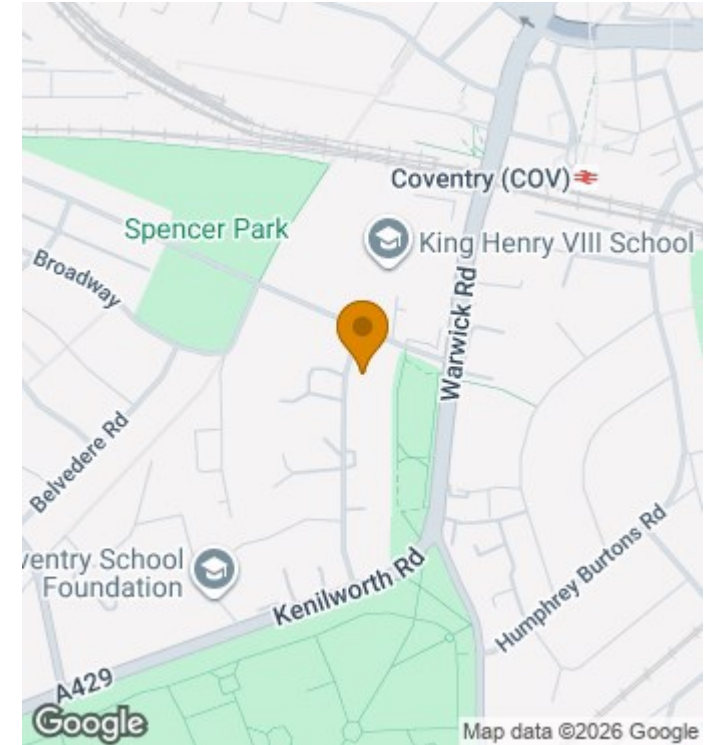
# Dimensions



# Floor Plan



# Location Map



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

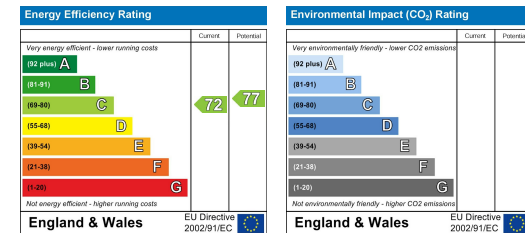
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# EPC



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne