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Property Experts

Warwick Road
CV3 6FY

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A superb upper ground floor two bedroom apartment, conveniently situated within walking distance of Coventry City Centre, Coventry train station, war memorial park and the highly regarded King Henry VIII School. This is an opportunity that must not be missed.

In brief the property compromises of; A secure gated entrance providing access to the communal grounds and the two allocated parking spaces, a communal entrance with stairs and lift to all floors, entrance hall with airing cupboard and doors leading to all rooms, large lounge with electric feature fireplace, kitchen with extensive range of light beech effect fronted units, integrated electric double oven and gas hob, dishwasher and washing machine, windows overlooking the beautiful communal grounds, two double bedrooms, bedroom one benefitting from an en-suite and built-in cupboards and a separate modern family bathroom.

Externally the property offers allocated parking to the front and the rear of the property and well maintained landscaped communal gardens that surround the apartments.

Book your viewing today to avoid disappointment

Good to know -

- Ground Rent - We have been advised by the seller that they purchased the freehold in July 2005 meaning there is no ground rent payable.

Service Charge - £2101 per annum.

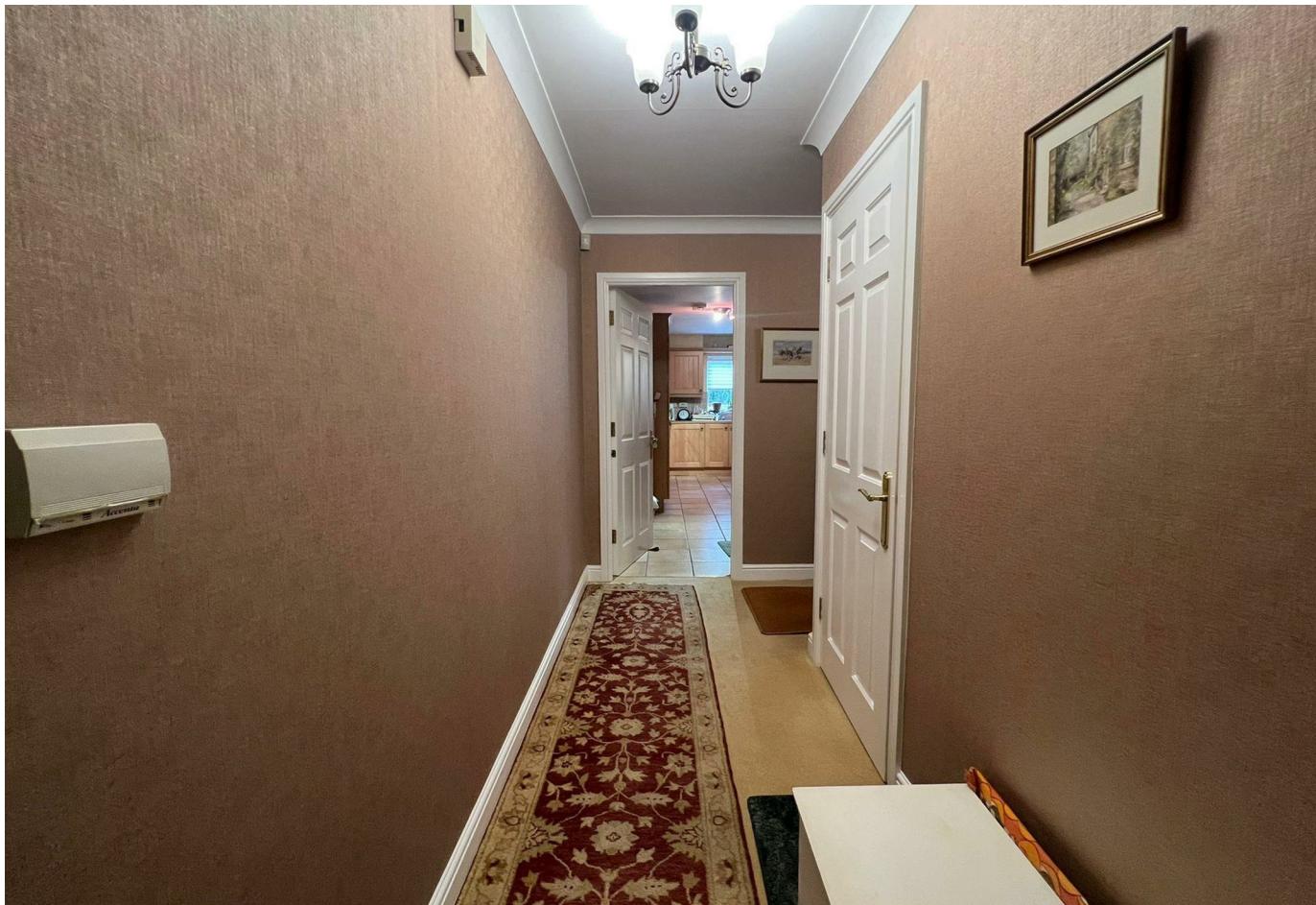
- Council Tax Band - E

- Vendors position - Making an onward purchase which has been estimated to be ready in January 2023









Dimensions

Entrance Hall

Lounge

4.93m x 4.02

Kitchen

5.81m x 2.70m

Bedroom One

4.17m x 3.24m

En-Suite

Bedroom Two

4.95m x 2.61m

Bathroom

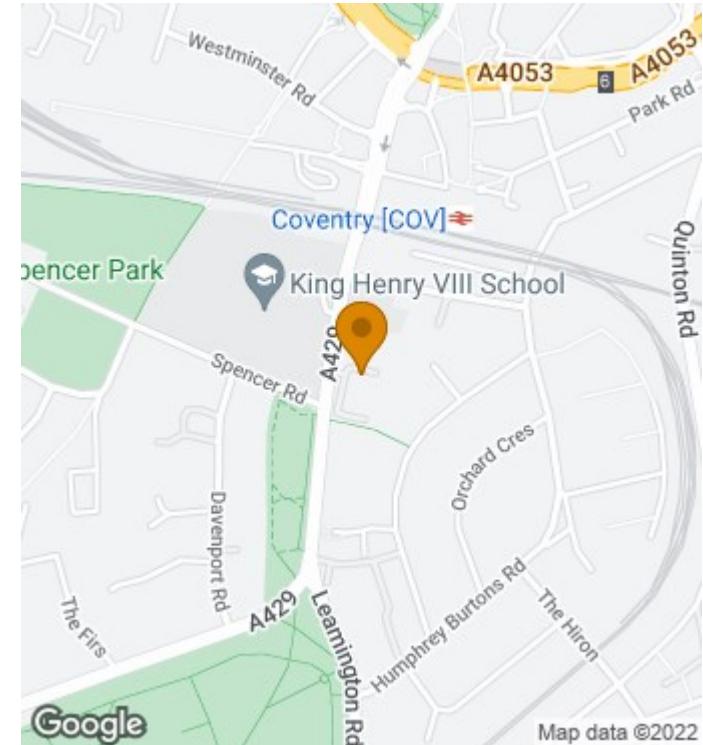
2.56m x 1.929

Allocated Parking x 2

Communal Grounds

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 Crime 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 practice 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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
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Not environmentally friendly - higher CO ₂ emissions			
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