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Property Experts



Coundon House Drive  
Coundon CV6 1EY

# Coundon House Drive

## CV6 1EY

\* WELL APPOINTED FLANAGAN BUILT FIRST FLOOR APARTMENT \* SURROUNDED BY WELL LAID OUT LAWN COMMUNAL GARDENS \* 2 BEDROOMS \* FITTED KITCHEN WITH INTEGRATED APPLIANCES \* ALLOCATED CAR PARKING IN SECURE GATED ENTRANCE \* VIEWING RECOMMENDED WITH NO UPWARD CHAIN.

Welcome to this well-appointed Flanagan built first-floor apartment, perfect for those seeking a comfortable and convenient living space.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests through to the fitted kitchen with split level hob, oven, fridge/ freezer, dishwasher and washing machine. The property features two inviting bedrooms, offering ample space for guests, or even a home office.

The apartment includes a modern bathroom with shower, ensuring convenience and comfort for the residents. With gas central heating and double glazing you can stay warm and cosy during the colder months, creating a welcoming atmosphere throughout the apartment.

One of the highlights of this property is the balcony overlooking the well-laid-out communal gardens, providing a tranquil outdoor space where you can unwind and enjoy the fresh air. Whether you have a green thumb or simply enjoy a peaceful setting, these gardens are sure to be a delightful feature of this residence.

Located in a desirable area, this flat offers a fantastic opportunity for those looking to settle in a vibrant community with easy access to local amenities and transport links. With no upward chain, the opportunity to make this property your own is even more enticing.

The Apartment is held on a 125 year lease with 102 years remaining with the Ground Rent £125 per annum and the monthly service charge £120 including the Building Insurance to be confirmed by the solicitors.

Don't miss out on the chance to view this lovely flat - a viewing is highly recommended to fully appreciate all that this property has to offer.







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## Dimensions

## ENTRANCE HALL

# ATTRACTIVE LOUNGE

5.80 x 3.35

## BALCONY

5.75 x 1.34

## FITTED KITCHEN

2.60 x 2.15

## BEDROOM ONE

3.51 x 2.45

## BEDROOM TWO

3.28 x 2.45

## BATHROOM

2.20 x 1.84

## ALLOCATED CAR PARKING SPACE

## VISTOR CAR PARKING

# WELL LAID OUT LAWN COMMUNAL GARDENS

## NO UPWARD CHAIN

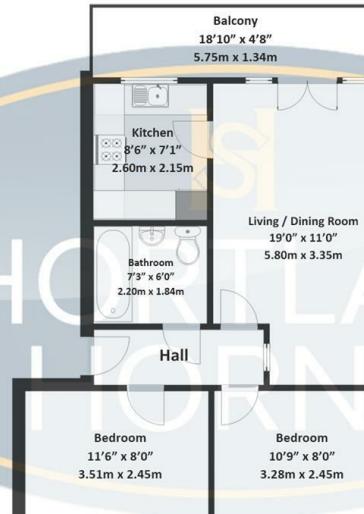
## VIEWING HIGHLY RECOMMENDED

## Floor Plan



Total Living Area 58.79 square metres / 633 square feet

### First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

**Total area: 633.00 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

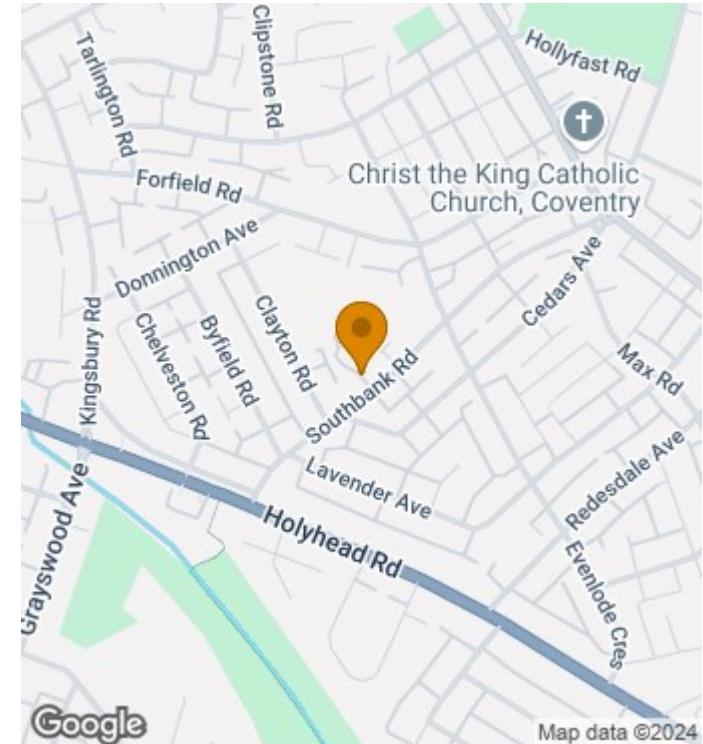
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

## Location Map



## 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	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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