




SHORTLAND
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Stoney Road
CV1 2NP


D
Permitted
vehicles only
8.00am - 6.00pm
4.00 - 8.00pm


SHELDON COURT
FLATS 1 TO 19


NO
PARKING
Authorized
parking only

Stoney Road

CV1 2NP

* WELL APPOINTED 2 BEDROOM GROUND FLOOR FLAT * SPECIFICALLY FOR OVER 55'S * REFITTED KITCHEN & SHOWER ROOM * RESIDENTS CAR PARKING * NO UPWARD CHAIN

Welcome to this charming two-bedroom ground floor flat located in the desirable complex of Sherbourne Court, situated on Stoney Road in Cheylesmore, Coventry. This purpose-built flat is specifically for the over 55's offering a comfortable and convenient living space, perfect for those seeking a peaceful retirement lifestyle.

As you enter the property, you will find a well-proportioned bay windowed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat features two bedrooms, allowing for ample personal space or the option to accommodate visitors. The shower room is thoughtfully designed to meet the needs of modern living.

One of the standout features of this property is the recently refitted kitchen, complete with a hob, and oven, which is both functional and stylish, making meal preparation a delight. The flat is situated within walking distance of the city centre, providing easy access to local amenities and Coventry Railway Station, ensuring that everything you need is just a short stroll away.

Residents will also benefit from residents parking, adding to the convenience of this lovely home and well laid out lawned communal garden to relax quietly. With no upward chain, this property is ready for you to move in and start enjoying your new lifestyle without delay.

The Ground Floor Flat is Leasehold with a 125 year lease having 113 years remaining and the Service Charge including the Building Insurance £130 per month. All services are connected apart from Gas.

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

selling quality
property since 1995



City Centre









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

4.25 x 3.20

REFITTED KITCHEN
WITH HOB & OVEN

3.20 x 2.00

BEDROOM ONE

3.32 x 3.00

BEDROOM TWO

3.30 x 1.8

SHOWER ROOM

COMMUNAL CAR
PARKING

WELL LAID OUT
LAWN COMMUNAL
GARDENS

NO UPWARD CHAIN



Floor Plan

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq ft (49.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, conventional base measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide 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: 530.00 sq ft

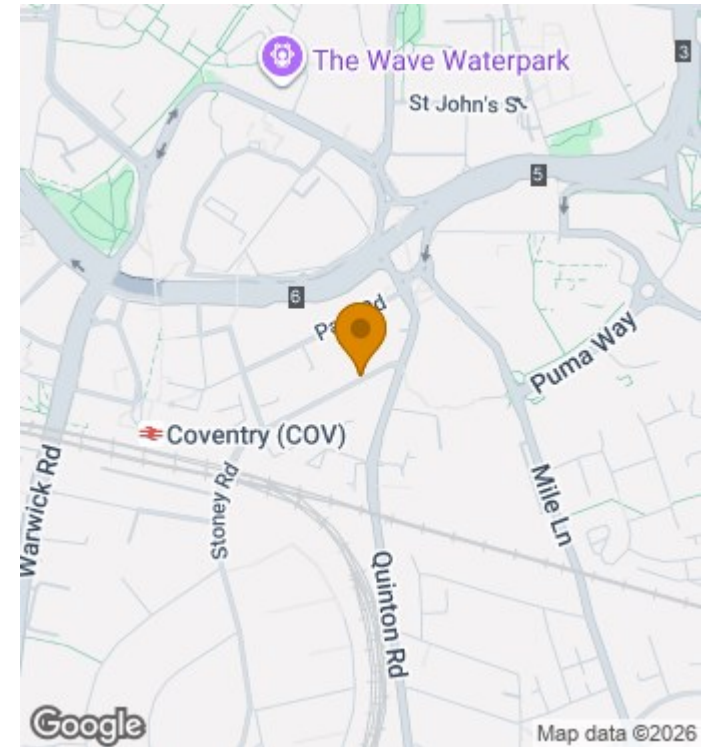
Disclaimer

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	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		
[1-20] G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions [92 plus] A		
[81-91] B		
[69-80] C		
[55-68] D		
[39-54] E		
[21-38] F		
[1-20] G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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