




SHORTLAND
HORNE

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Property Experts


Drapers Fields
CV1 4AF

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IDEAL BUY TO LET INVESTMENT

This attractive one bedroom ground floor apartment situated within an exclusive gated development.

Located in the centre of Coventry, the property sits within walking distance to Coventry City Centre and Coventry University and as such is popular with investors looking for student or professional lets.

Offering modern living accommodation through, in brief the accommodation features: entrance hall, spacious living room, fitted kitchen, bathroom, one double bedroom with en-suite shower room, secure parking. An ideal buy to let investment in a popular area, an internal inspection is highly recommended to appreciate all that this property has to offer.

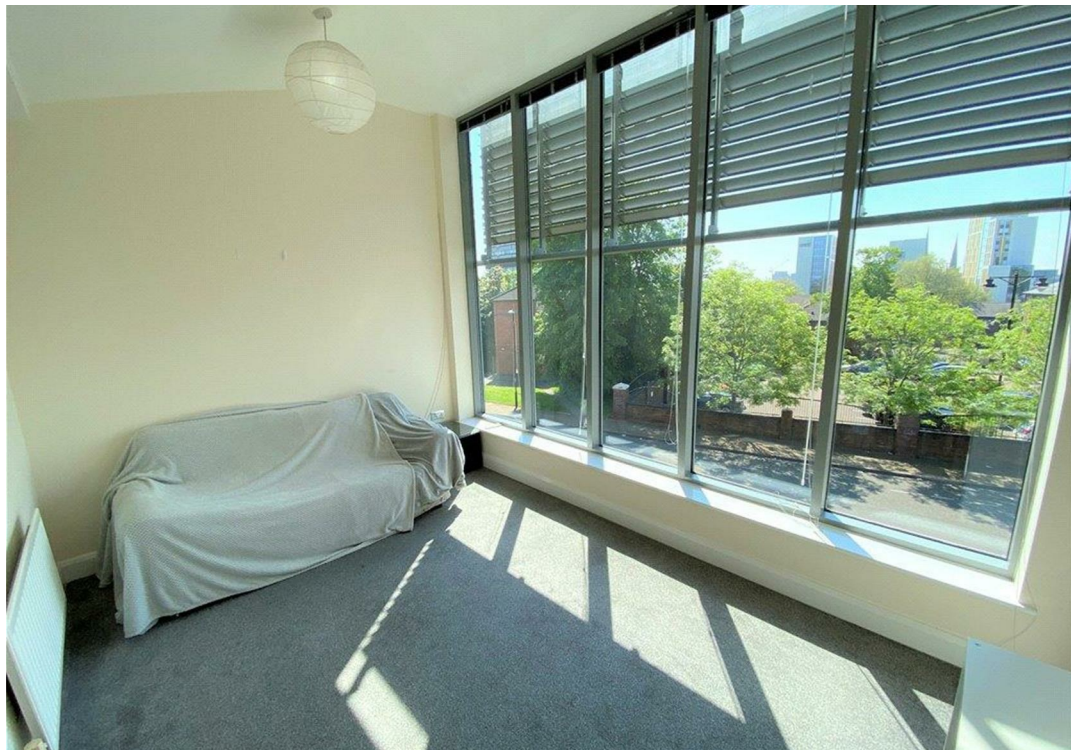
£83.00 a month service charge

£100.00 - PA ground rent

Leasehold 150 from 2007 (136 years left)

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hall

WC

Bedroom

4.2m x 3.5m

Ensuite

2.2m x 1.2m

FIRST FLOOR

Living Room

4.2m x 3.5m

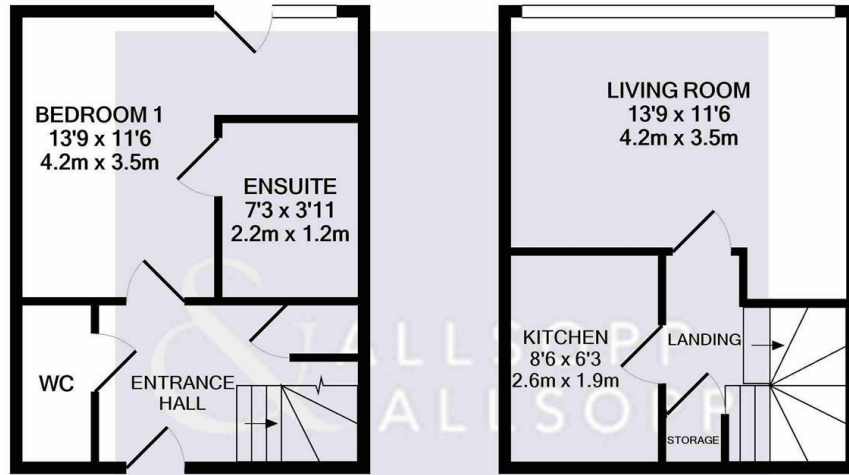
Kitchen

2.6m x 1.9m

Storage



Floor Plan



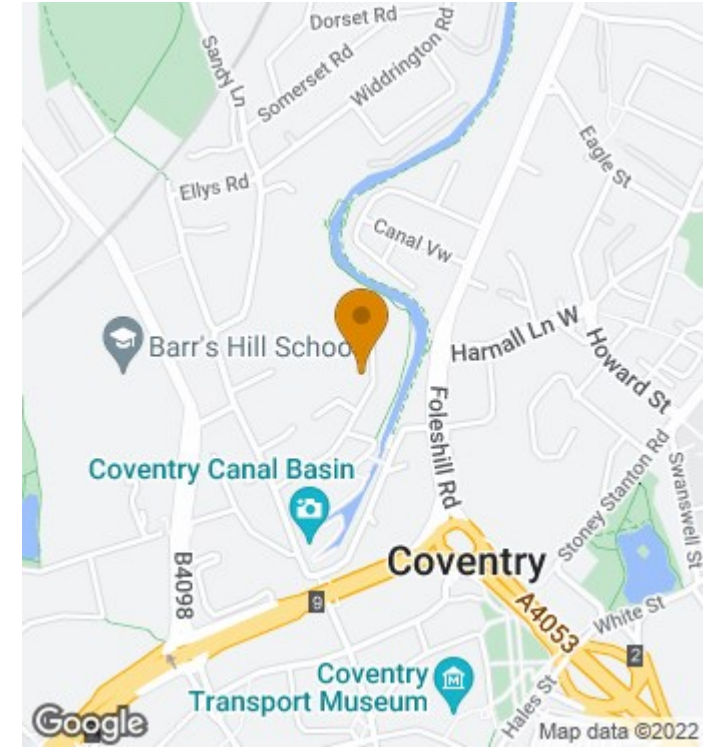
GROUND FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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
Made with Metropix ©2021

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

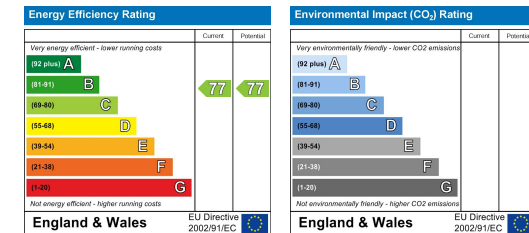
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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