




SHORTLAND
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Property Experts

Block
69-76

Poppleton Close


CV1 3BF
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NO ONWARD CHAIN

VIRTUAL TOUR AVAILABLE

Shortland Horne are pleased to offer to the market this superb two-bedroom first floor apartment in Poppleton Close, Earlsdon.

Poppleton Close is situated close to many local amenities and within walking distance of Coventry City Centre offering a fantastic investment opportunity or first-time purchase.

Well maintained and offering spacious living throughout, the accommodation briefly comprises of: Spacious entrance hall with intercom system, a large light and airy lounge with a railed balcony and window to front aspect, a modern fitted kitchen consisting of a range of mounted wall and base units, integrated oven and four ring electric hob with extractor hood and space for further appliances. The property also boasts two superbly sized double bedrooms. Bedroom one boasting access to the railed balcony. There is also a family Bathroom and one allocated parking space to the rear of the property.

Additional Information:

Vendors Position: No Onward Chain.

Lease Of Length Remaining: 143 Years Remaining.

Ground Rent: £250 Per Annum.

Service Charge: £1166 Per Annum.

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.









Dimensions

Entrance Hall

Lounge

4.37m x 3.54m

Balcony

Kitchen

1.79m x 2.90m

Bedroom One

3.24m x 3.07m

Bedroom Two

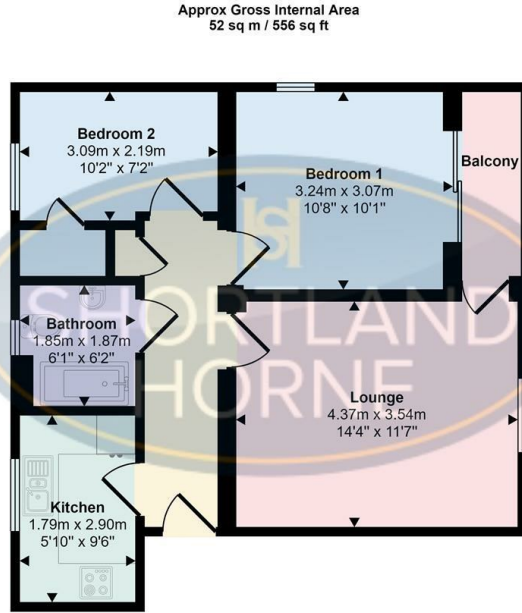
3.09m x 2.19m

Bathroom

1.85m x 1.87m



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Total area: 556.00 sq ft

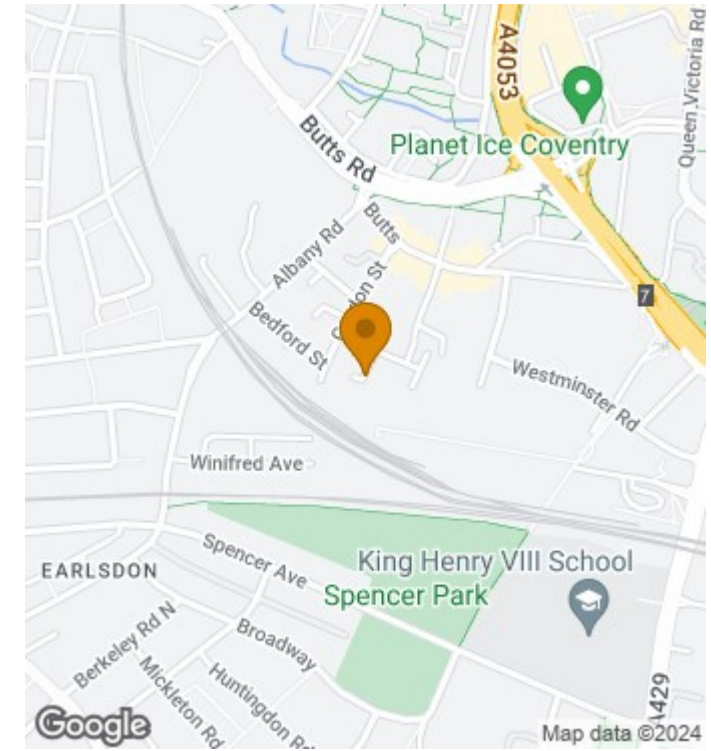
Disclaimer

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

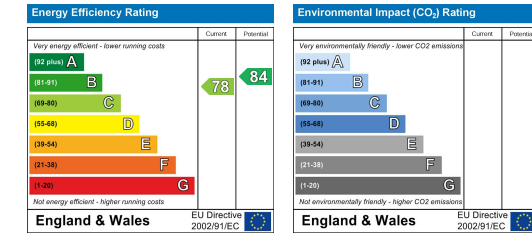
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Trusted Property Experts

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