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Brentwood gardens
Brentwood avenue CV3 6AS

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* 2 BEDROOM GROUND FLOOR MAISONETTE * NESTLING IN A PLEASANT CUL DE SAC SETTING * SPECIFICALLY FOR THE OVER 55'S * ELECTRIC STORAGE HEATING & DOUBLE GLAZED * 24 HOUR PULL CORD SERVICE * SPACIOUS LOUNGE WITH DOUBLE GLAZED DOOR TO THE COMMUNAL LAWN GARDENS * COMMUNAL CAR PARKING * VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

Situated to the south of the city just off Brentwood Avenue, here is a two bedroom GROUND FLOOR MAISONETTE enjoying a particularly pleasant setting on this small select development specifically for the over 55's with a 24 hour pull cord service assistance for peace of mind.

The maisonette has electric night storage heating and has the benefit of Upvc sealed unit double glazed windows which has been occupied by the previous owner for the past 25 years and now to be sold with no chain.

The ground floor maisonette is approached via a walkway to the entrance door leading to the Entrance Hall with built in cloaks cupboard and airing cupboard, Spacious Lounge with square bay and double glazed door leading out to the communal lawn garden having a small paved terrace for a table and chair to sit and relax with a morning coffee, Refitted fully tiled kitchen with hob and oven, Two bedrooms, Fully tiled bathroom with shower.

The maisonette has communal parking immediately outside the property subject to availability and surrounded by well tended lawn communal gardens.

We strongly recommend an internal viewing of this property as the ground floor maisonettes very rarely are available For Sale.

The ground floor maisonette has a 99 year lease with approx 66 years remaining with the Service Charge £235.72 per month which includes the Building Insurance and Sinking Fund. We wish to advise that this information must be clarified with solicitors.



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Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE

5.08m x 2.97m

FULLY TILED

KITCHEN

2.31m x 2.31m

BEDROOM ONE

4.27m x 2.51m

BEDROOM TWO

2.97m x 1.83m

FULLY TILED

BATHROOM WITH
SHOWER

2.31m x 1.73m

COMMUNAL CAR
PARKING

WELL LAID OUT
COMMUNAL
GARDENS

VACANT POSSESSION
WITH NO CHAIN

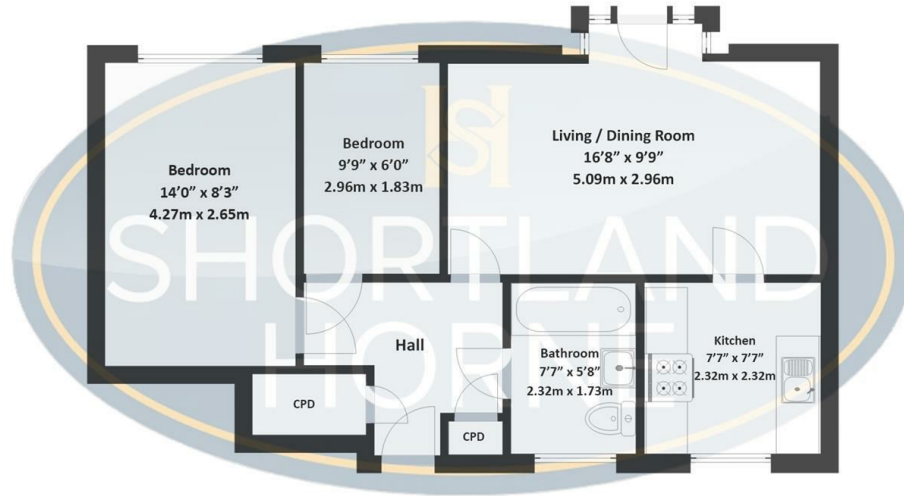


Floor Plan



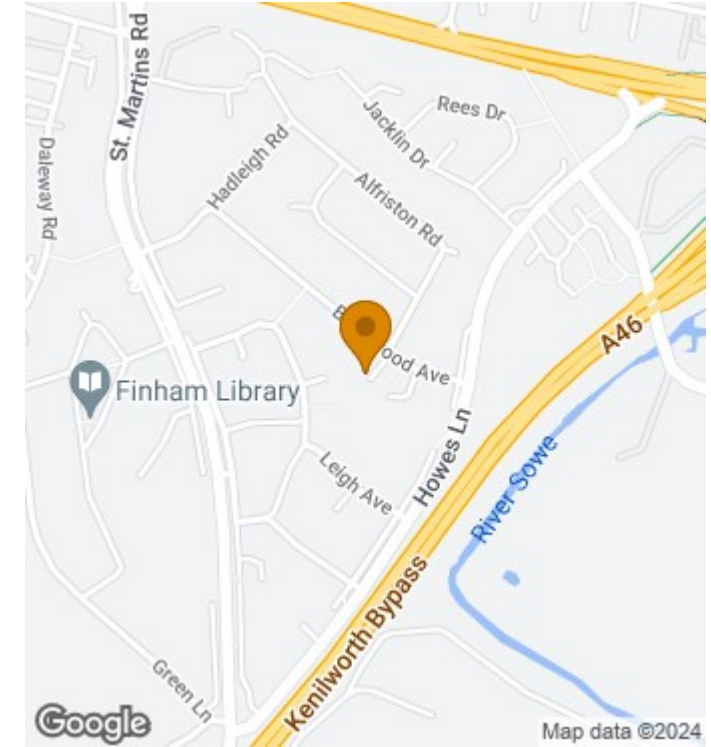
Total Living Area 52.25 square metres / 562 square feet

Ground Floor



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

Location Map



Total area: 562.00 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

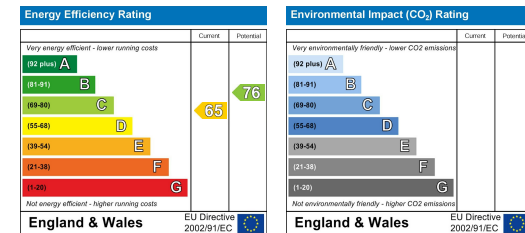
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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