



SHORTLAND
HORNE

Trusted
Property Experts



The Co-Operative, Corporation Street
City Centre CV1 1GF

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THIS READY MADE INVESTMENT WITH SITTING
TENANT CURRENTLY ACHIEVING £1100.00 PCM.

A stunning one bedroom, third floor apartment in the heart of Coventry City Centre. Conveniently located a short walk to the University offering a unique living style.

This apartment is fully furnished to a high standard and offers an open plan lounge/ kitchen, double bedroom and fully fitted bathroom.

Tenants will also have privileged access to the residents' lounge, rooftop terrace and exercise areas while enjoying the luxury of bespoke layouts, designer specifications and secure entry.

A lift from the secure reception to the first floor takes you to a professionally landscaped garden space for the exclusive use of residents. The private, indoor park sheltered by a glass roof, is the first of its kind in the Midlands.

A stylish lounge with roof terrace located on the third floor offers residents further space for relaxing or entertaining.

Council Tax Band B . EPC rated C. Available Now

selling quality
property since 1995









Dimensions

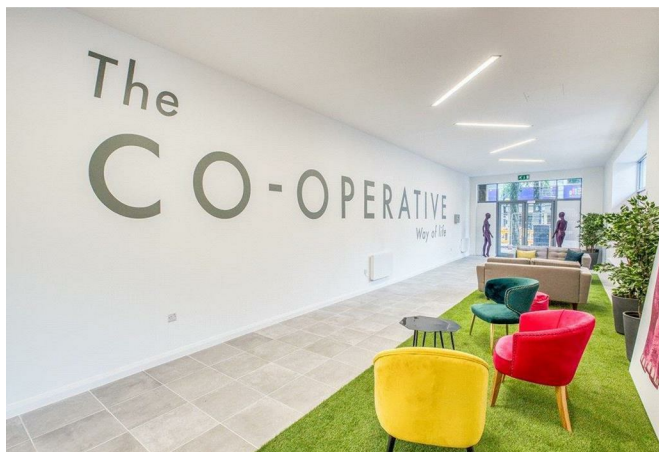
THIRD FLOOR

Entrance Hallway
2.24m x 1.98m

Kitchen/Living Area
4.47m x 5.08m

Bedroom
4.93m x 2.95m

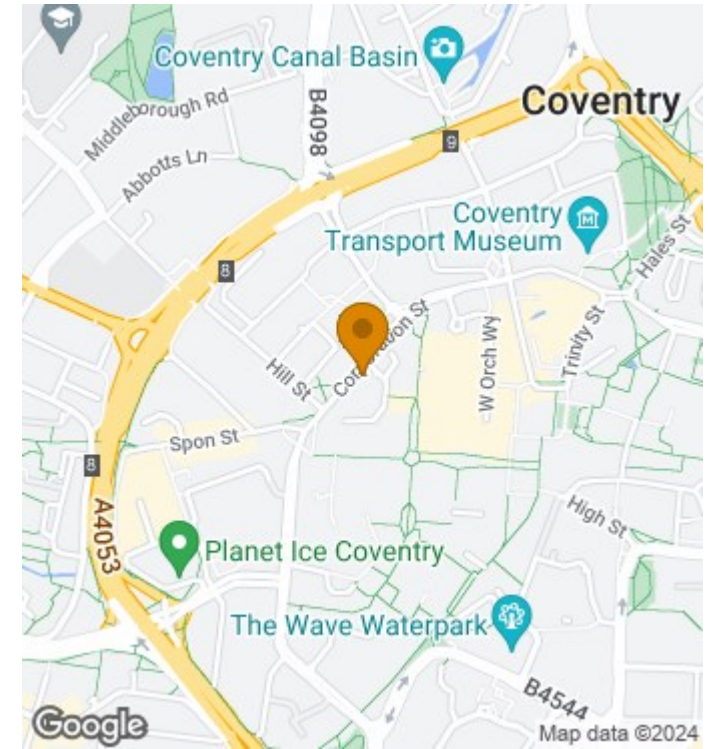
Bathroom
1.68m x 1.98m



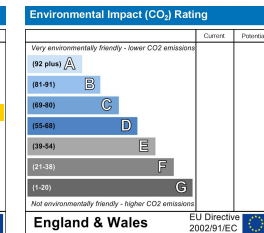
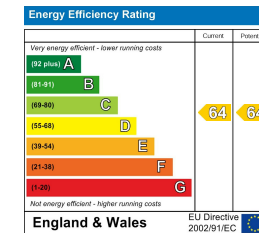
Floor Plan



Location Map



EPC



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.



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