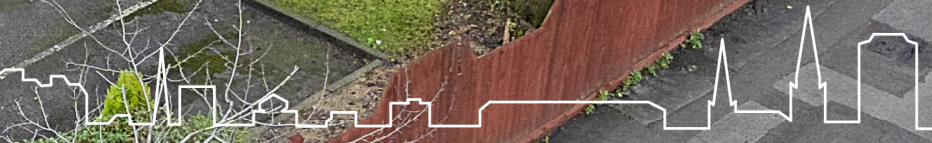




  
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St Catherines Lodge, Lammas Road  
Coundon CV6 1QJ

A 4114  
City Centre

# St Catherines Lodge, CV6 1QJ

\* 2 BEDROOM FIRST FLOOR APARTMENT \*  
SPECIFICALLY FOR OVER 55'S \* OVERLOOKING  
HOLYHEAD ROAD & WITHIN WALKING DISTANCE OF  
MORRISONS SUPERSTORE \* COMPETITIVELY PRICED  
WITH CLOSE OFFERS CONSIDERED \* ELECTRIC  
HEATING & DOUBLE GLAZED \* LOUNGE WITH OPEN  
PLAN FITTED KITCHEN WITH HOB & OVEN \* 2  
BEDROOMS ONE WITH FITTED WARDROBES \* NO  
CHAIN

Situated along Holyhead Road within a few minutes walk of the Alvis Retail Park with Morrisons Superstore, here is a 2 bedroom First Floor Apartment to be sold with no upward chain. The apartment is within a secure sheltered complex specifically for the over 55's with intercom entry system into the complex and having a Communal Lounge to meet residents for social daytime community events.

The property has electric heating and double glazed windows and approached via a lift and staircase to the first floor incorporating Entrance Hall, Lounge with open archway to the kitchen with hob & oven, 2 Bedrooms one with limed oak effect fronted built in wardrobes, Spacious refurbished shower room. The complex has communal lawn gardens and communal car parking.

The apartments are situated along Lammas Road close to road networks and bus services into the city centre.

We understand the apartment is Leasehold on a 125 year lease with 88 remaining years. The Service Charge is £240 per month including the Buildings Insurance with nom Ground Rent payable which must be confirmed by the solicitors.

selling quality  
property since 1995









## Dimensions

**ENTRANCE HALL**

**LOUNGE**

4.62 x 3.16

**OPEN PLAN KITCHEN**

3.16 x 1.80

**BEDROOM ONE**

4.65 x 2.90

**BEDROOM TWO**

3.70 x 2.19

**REFURBISHED**

**SHOWER ROOM**

2.85 x 5.9

**COMMUNAL CAR**

**PARKING**

**COMMUNAL**

**GARDENS**

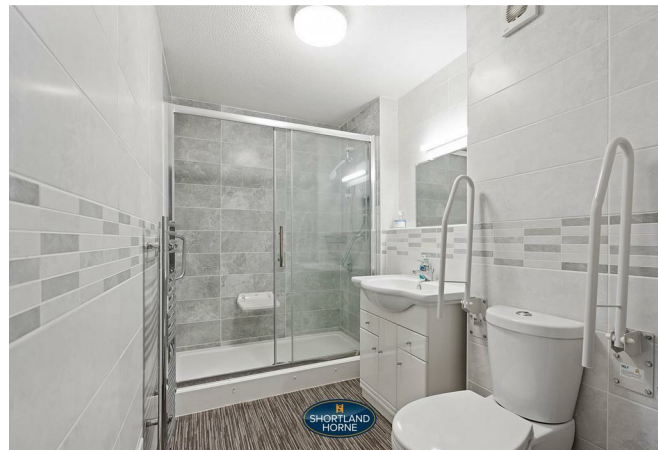
**VACANT POSSESSION**

**WITH NO UPWARD**

**CHAIN**

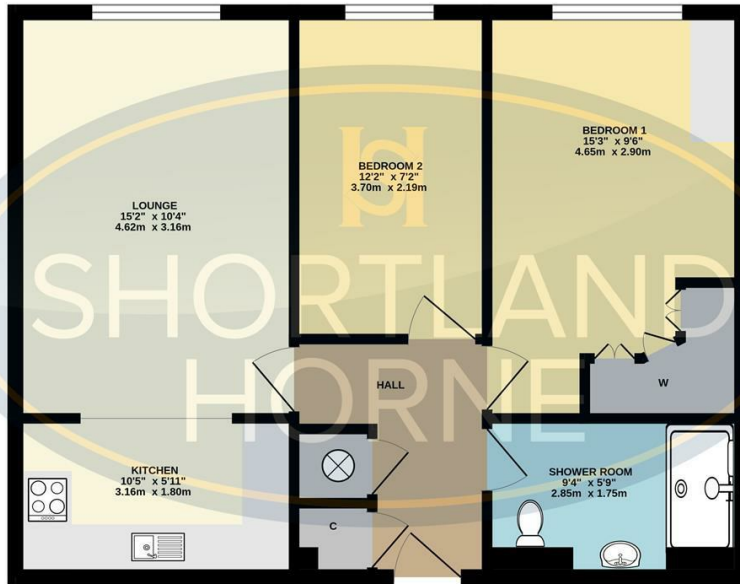
**CLOSE OFFERS**

**CONSIDERED**



# Floor Plan

FIRST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



Total area: 563.00 sq ft

TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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 02024

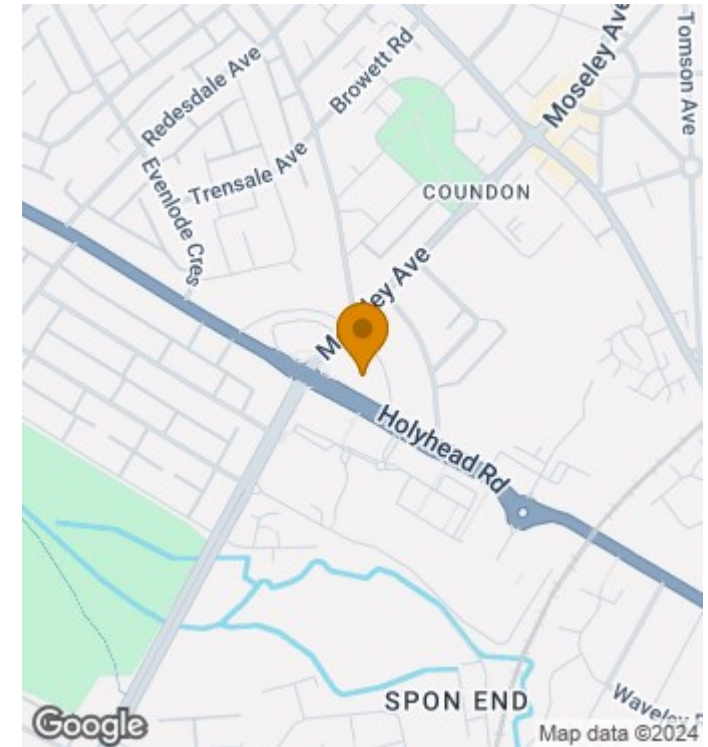
### Disclaimer

**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

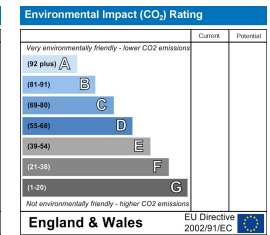
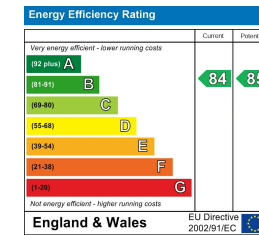
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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