




SHORTLAND
HORNE

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Property Experts

Canterbury Street
Hillfields CV1 5NR

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NEWLY refurbished for September 2024, Singer Hall offers the best value accommodation in Coventry, just 10 minutes from Coventry University and a short distance to Warwick University.

Newly refurbished classic studios offer you that added extra space in a bright modern living environment. Featuring a large bed, study desk and chair, and double wardrobe you'll have plenty of space for your belongings. With a fresh bright ensuite bathroom and a small, fitted kitchen our brand-new studios provide the privacy you require. The kitchenette includes a microwave oven, fridge with ice box, 2 induction hobs and a sink.

For September 2024, you'll be able to relax in the brand-new social area, featuring a pool table, large cinema screen, foosball table, dedicated study room and quiet room - ideal for relaxing with friends after a busy day studying. Designed with student needs in mind all our accommodation options offer a bright, fresh and modern feel

Singer Hall provides a real sense of community, with an onsite hospitality team, a programme of events all in a safe and secure environment.

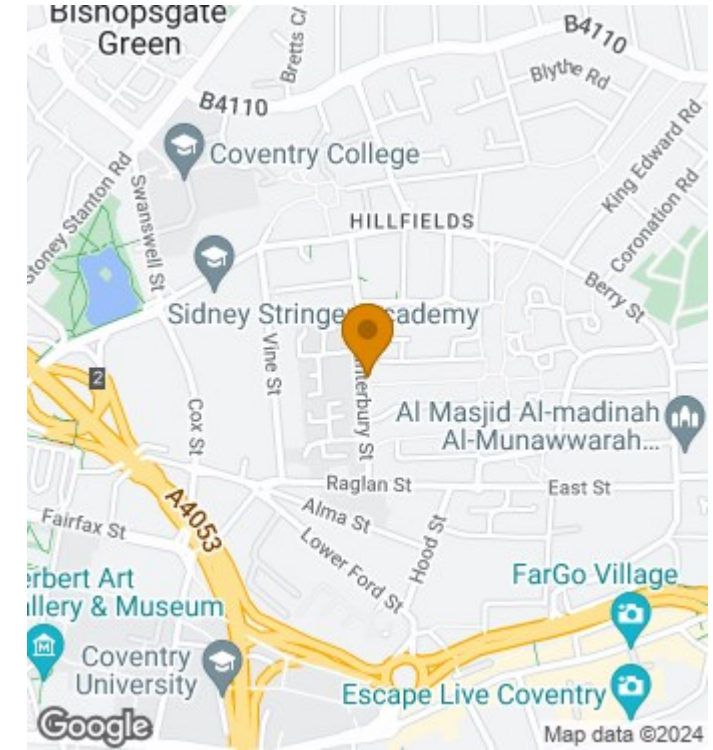
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Floor Plan

Location Map



Total area: sq ft

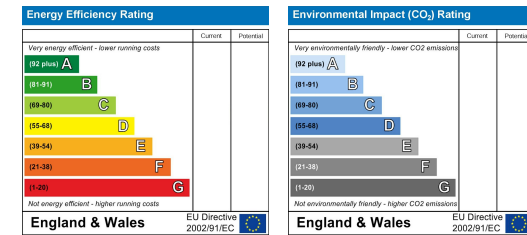
Disclaimer

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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