



SHORTLAND  
HORNE

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Property Experts



Barkers Butts Lane  
Coundon CV6 1BF



# Barkers Butts Lane

## CV6 1BF

**\*\*COMPETITIVELY PRICED\*\***

'Preece House' is part of a modern development built in 2005 set in COUNDON, a desirable residential location perfectly appointed for access to the City Centre, Alvis Retail Park, Train Station, an array of local shops, road/transport links, sports and leisure facilities. In addition to exceptional amenities it is also within close proximity of Coventry University, The Technology Park and local employers therefore attracting student and professional tenant clientele.

Here is an excellent 'Buy To Let' or 'First Time Buyer' opportunity offering you immediate 'return on investment'. This well maintained EXECUTIVE APARTMENT is being sold with 89 Years left on the lease.

Situated on the first floor and presented with contemporary fixtures and fittings, specification includes a spacious front facing lounge diner, fitted kitchen with appliances (washer dryer, fridge freezer, integral cooker), 2 bedrooms, family bathroom, gas central heating and ALLOCATED PARKING.

**selling quality**  
property since 1995

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## Dimensions

### FIRST FLOOR

Entrance Hallway

Lounge

5.36 x 2.81

Kitchen

3.73 x 2.20

Bedroom One

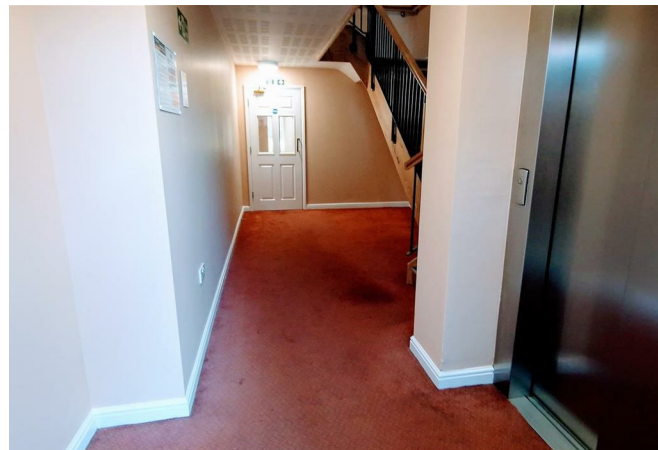
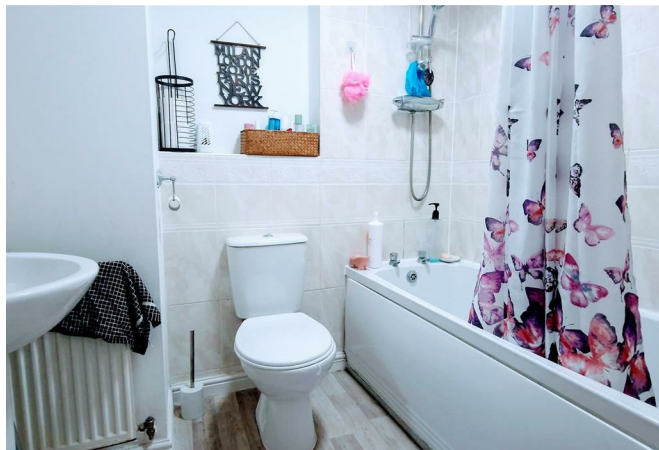
3.07 x 2.78

Bedroom Two

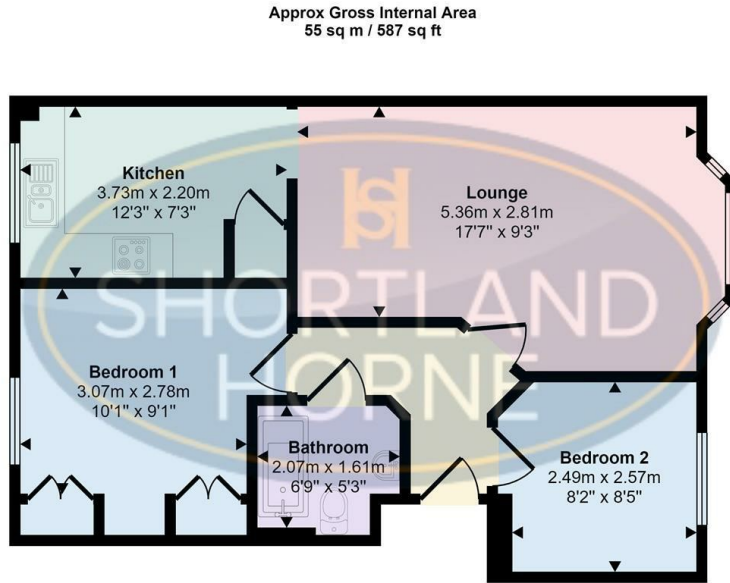
2.49 x 2.57

Bathroom

2.07 x 1.61



# 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: sq ft

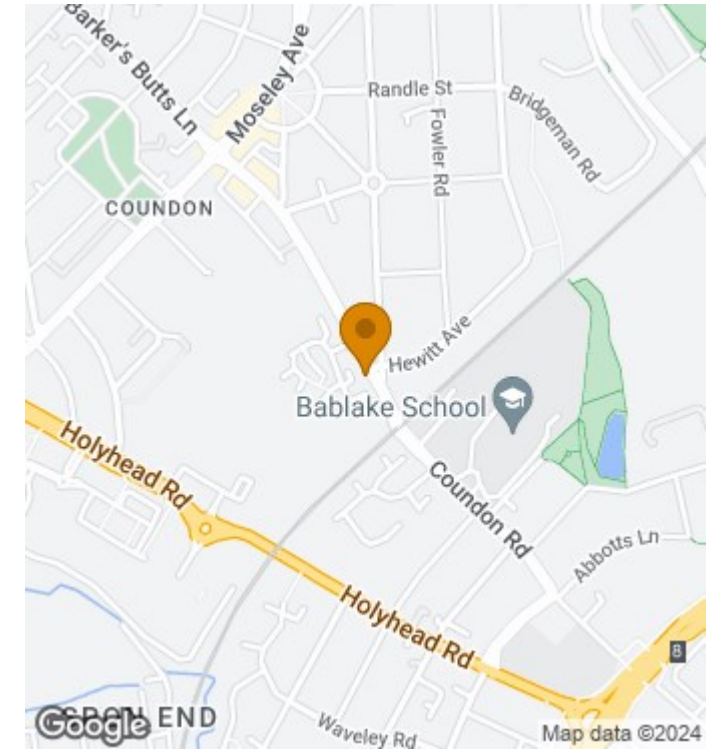
**Disclaimer**

**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

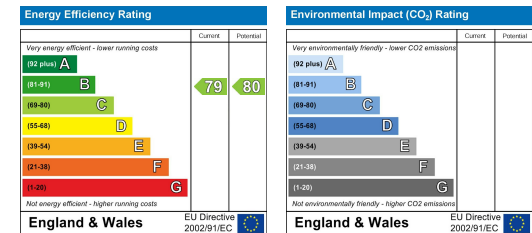
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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