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Brentwood Gardens, Brentwood Avenue
Finham CV3 6AS

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* IMMACULATELY PRESENTED CORNER FIRST FLOOR FLAT * SPECIFICALLY FOR THE OVER 55S * ELECTRIC CHAIR LIFT ACCESS TO THE FIRST FLOOR * 24 HOUR PULL CORD SERVICE * REFURBISHED KITCHEN & SHOWER ROOM * 2 BEDROOMS * COMMUNAL CAR PARKING * VIEWING HIGHLY RECOMMENDED

Situated to the south of the city along Brentwood Avenue, here is an immaculately presented First Floor Flat with local shops and bus services to and from the city centre within a few walking paces. The flat is specifically for the over 55s with 24 hour pullcord service and has a long communal corridor to the flat with seating to relax and meet residents.

The property has electric heating and double glazed which has been well cared for by the owner having lived in the flat some 14 years and in Brentwood Avenue many years. The flat incorporates L shaped Entrance Hall, Attractive Lounge through to the refitted kitchen with breakfast bar, 2 Bedrooms (one currently as a Dining Room), Refurbished Shower Room with walk in corner semi circular cubicle.

The communal gardens surrounding the complex are laid to lawn with edged borders and communal car parking for residents and visitors.

The two bedroom first floor Leasehold flat has a 99 year lease with 66 years remaining with the Service Charge £209.95 per month which includes the Building Insurance and a sinking fund with almost half of the monthly charge specifically for this fund. We wish to advise that this information must be clarified with solicitors.









Dimensions

COMMUNAL HALLWAY

L SHAPED
ENTRANCE HALL

ATTRACTIVE
LOUNGE

4.36 x 3.05

REFITTED KITCHEN

3.05 x 2.11

BEDROOM ONE

3.32 x 2.63

DINING ROOM/
BEDROOM TWO

3.32 x 1.88

REFURBISHED
SHOWER ROOM

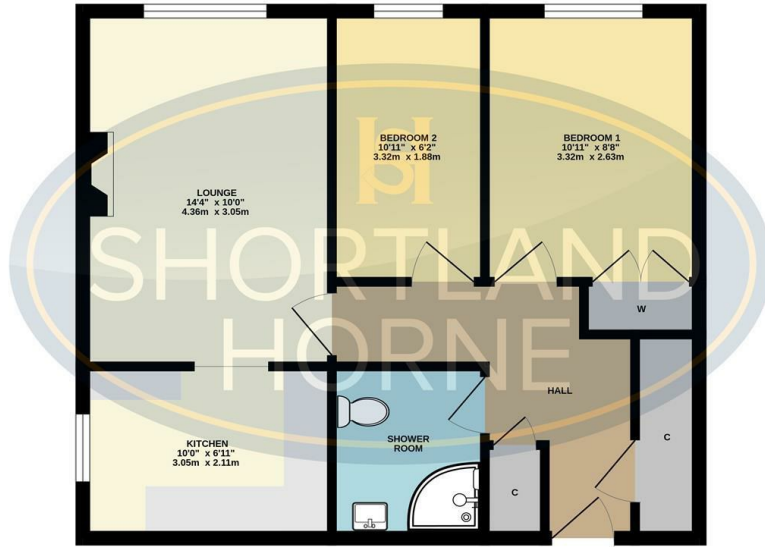
COMMUNAL
RESIDENTS &
VISITOR PARKING

LAWN COMMUNAL
GARDENS



Floor Plan

FIRST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq ft. (48.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 here are not intended and no guarantee as to their operability or efficiency can be given.
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Total area: 522.00 sq ft

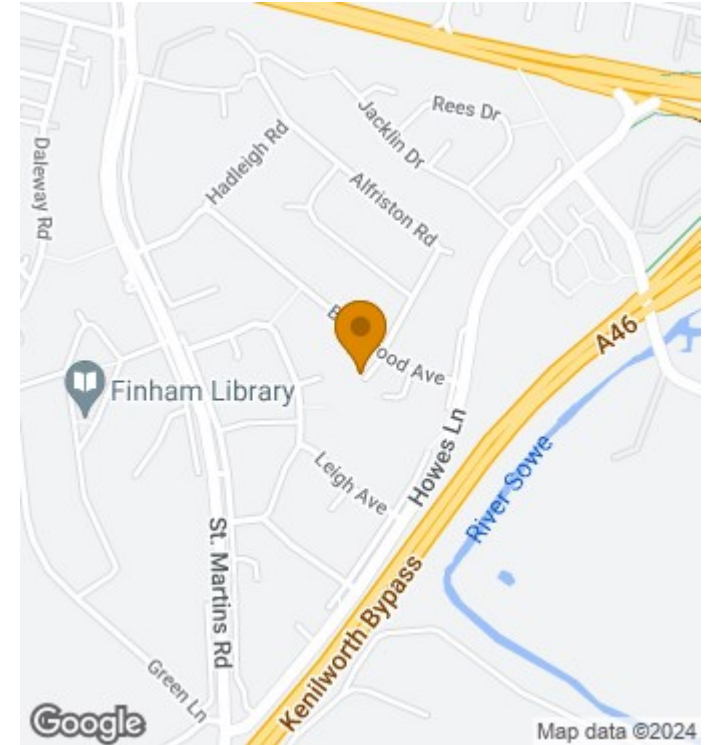
Disclaimer

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

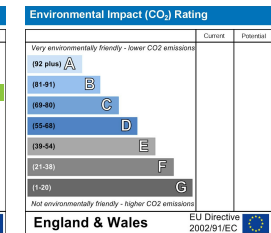
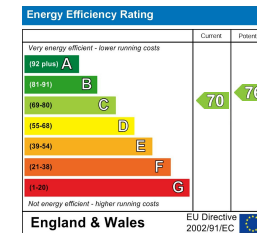
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC



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