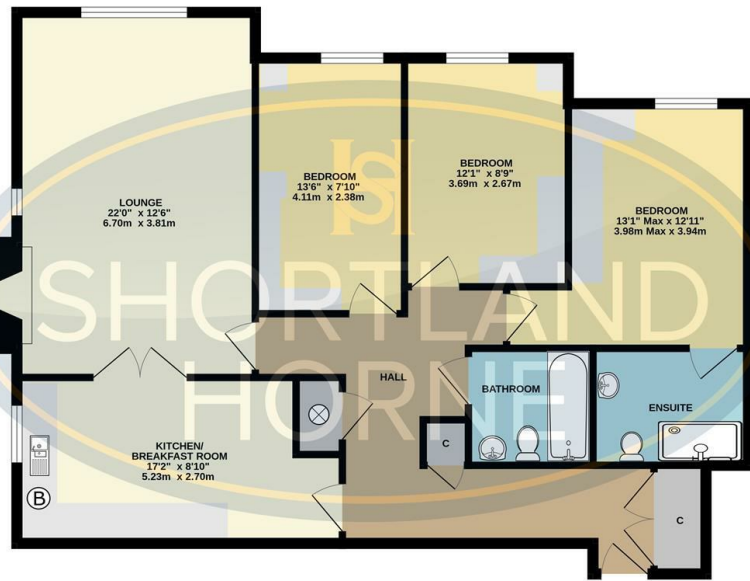


## Floor Plan

SECOND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error. Dimensions of this statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor C2024

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

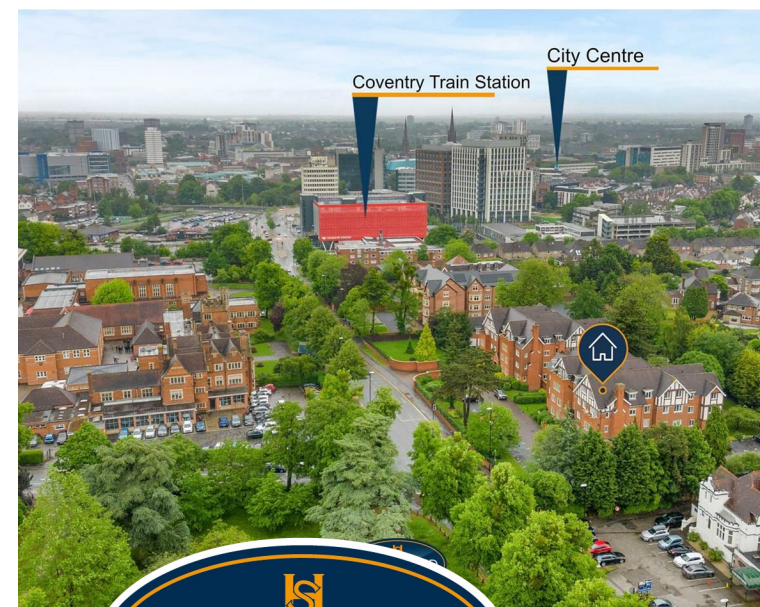
### Appliances

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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

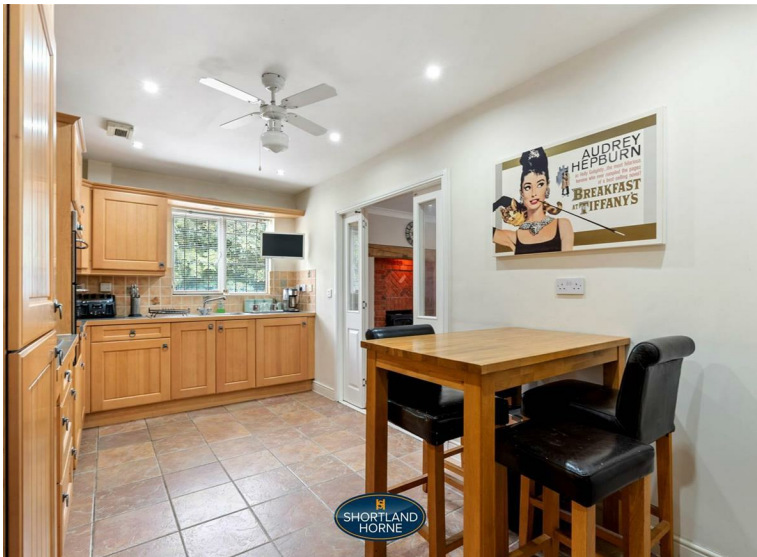
follow us  



follow us  

**Warwick Road**  
**Earlsdon CV3 6TZ**





## £390,000 Guide Price | Bedrooms 3 Bathrooms 2

Located on the prestigious Warwick Road in Coventry, this executive first-floor flat is a gem waiting to be discovered. With its prime location within walking distance to Coventry Train Station, Coventry City Centre, and the picturesque War Memorial Park, convenience is at your doorstep.

Step inside this spacious property to find not just one, but three generously sized bedrooms and two modern bathrooms, offering comfort and privacy for you and your family. The tasteful decor adds a touch of elegance to the space, complemented by stunning views overlooking the park, creating a serene and tranquil atmosphere.

Safety and security are paramount, with the property being nestled behind electric gates, providing you with peace of mind and a sense of exclusivity. This flat is truly a turnkey property, meaning you can move in straight away without any hassle.

This delightful property also come equipped with two allocated spaces, a lift to all floors and communal gardens.

Don't miss the opportunity to make this flat your new home. With its ideal location, ample space, tasteful decor, and security features, this property offers a lifestyle of convenience and luxury.

### GOOD TO KNOW:

Tenure: Leasehold (Share of the freehold which means the ground rent is free)

Vendors Position: No Chain

Parking Arrangements: Two Allocated Parking Spaces.

EPC Rating: C

Total Area: Approx. 999.00 Sq. Ft

Yearly Service Charge - Circa of £250.00 PCM

Lease remaining - Approx 976 Years remaining

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.



### FIRST FLOOR

Entrance Hallway

Kitchen

17'2 x 8'10

Lounge

22'0 x 12'6

Bedroom

13'1 x 12'11

En-Suite

Bedroom

12'1 x 8'9

Bedroom

13'6 x 7'10

Bathroom