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Brentwood Gardens
Finham CV3 6AS



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* REALISTICALLY PRICED FIRST FLOOR FLAT WITH NO UPWARD CHAIN * SET IN ESTABLISHED LAWN COMMUNAL GARDENS WITH CAR PARKING * SPECIFICALLY FOR OVER 55S WITH 24 HOUR PULL CORD SERVICE * 2 BEDROOMS * VIEWING HIGHLY RECOMMENDED

Welcome to this charming 2-bedroom first-floor flat located in the serene Brentwood Gardens of Finham, Coventry. This property is a perfect fit for those aged over 55 who are looking for a peaceful and comfortable living space with 24 hour pull cord service.

Upon entering, you are greeted by a cosy communal reception area with staircase/ stairlift to the first floor through to the flat. The flat boasts gas central heating and double glazing with two well-appointed bedrooms, spacious lounge through to the fitted kitchen with slot in electric cooker and washing machine and offering ample space for rest and relaxation throughout with shower room.

One of the standout features of this property is the established lawned communal gardens, providing a picturesque setting for leisurely strolls or enjoying a cup of tea outdoors. The presence of gas central heating adds to the convenience and warmth of this lovely flat.

With no upward chain, this realistically priced flat offers a hassle-free opportunity to settle into a welcoming community. Don't miss out on the chance to make this delightful flat your new home.

The two bedroom first floor Leasehold flat has a 99 year lease with 65 years remaining with the Service Charge Approx £250 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.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE

5.17 x 2.95

KITCHEN WITH
COOKER & WASHING
MACHINE

2.37 x 2.22

BEDROOM ONE

3.97 x 2.60

BEDROOM TWO

3.93 x 1.78

SHOWER ROOM

COMMUNAL CAR
PARKING

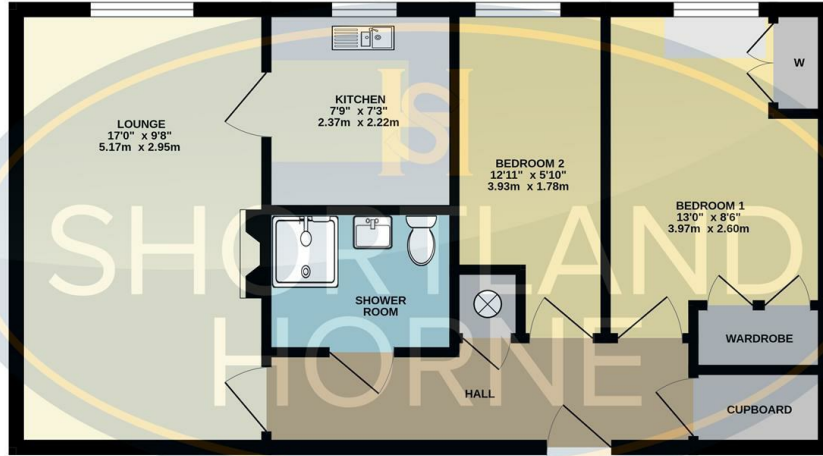
WELL LAID OUT
LAWN COMMUNAL
GARDENS

NO UPWARD CHAIN



Floor Plan

FIRST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.2 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 mis-statement. 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.
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Total area: 529.00 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 Home.

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 Home 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

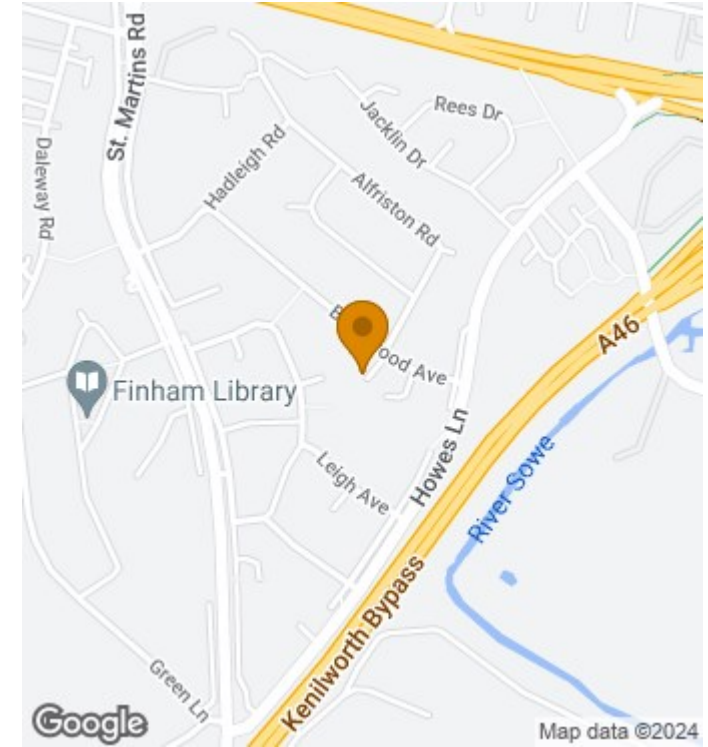
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

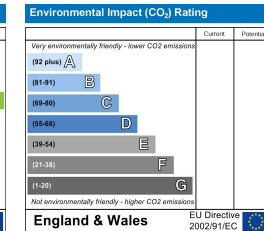
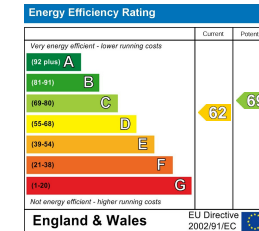
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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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