




SHORTLAND
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Burlywood Close
CV5 9PJ



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A well presented two bedroom first floor apartment set in the popular location of Allesley situated just off Browns Lane, this property is ideal for first time buyers, or someone looking to downsize within easy reach to the A45, shops and local bus routes. Comprising of hallway and spacious lounge with French doors. Modern fitted kitchen with integrated appliances. Two bedrooms, master with ensuite shower room, and bathroom, double glazing and electric storage heating. Parking space to the front and bike store to the rear. EPC Band C

GOOD TO KNOW:

Tenure: Leasehold

Vendors Position: No Chain

Parking Arrangements: Communal parking in front of the property

EPC Rating: D

Total Area: Approx. 619 Sq. Ft

Yearly Service Charge - £1,100 per year but £550.00 paid every 6 months.

Yearly Ground Rent - £250.00

Lease remaining - 125 Years from the 1/1/2007

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Custom text box



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Dimensions

FIRST FLOOR

Entrance Hallway

Bedroom One

3.45m x 2.59m

Bedroom Two

1.93m x 3.84m

Bathroom

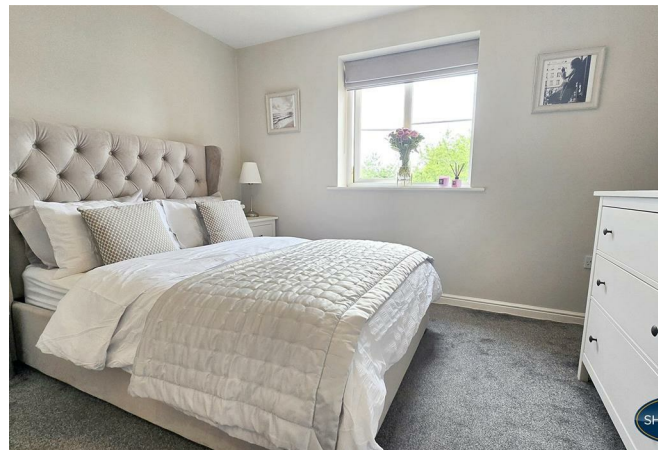
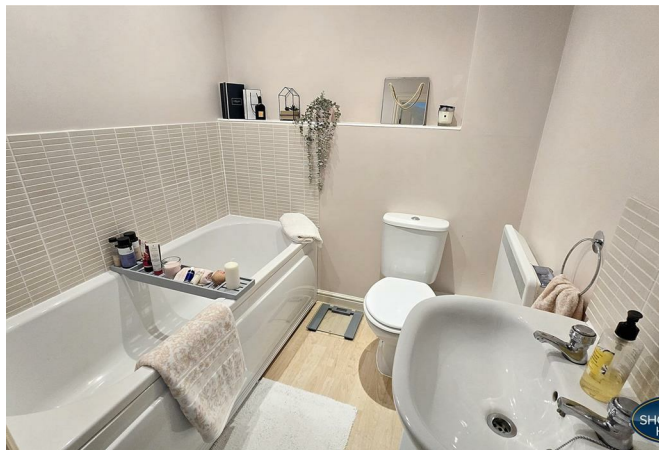
1.85m x 1.80m

Lounge/Diner

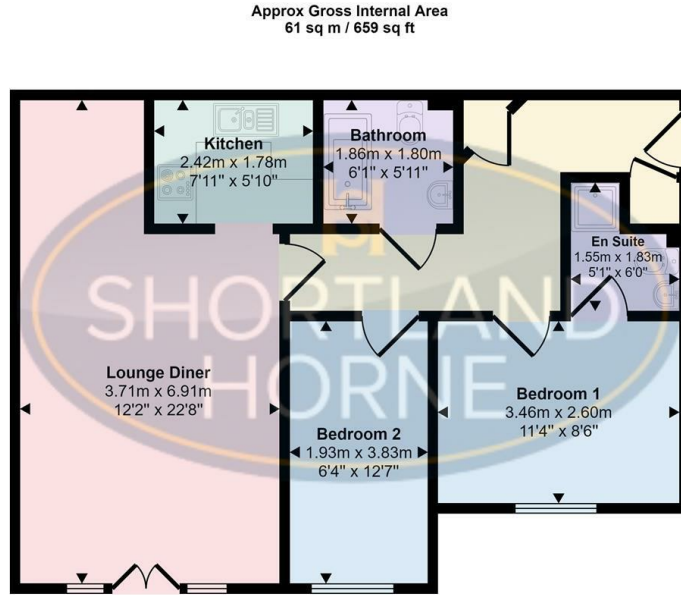
3.71m x 6.91m

Kitchen

2.41m x 1.78m



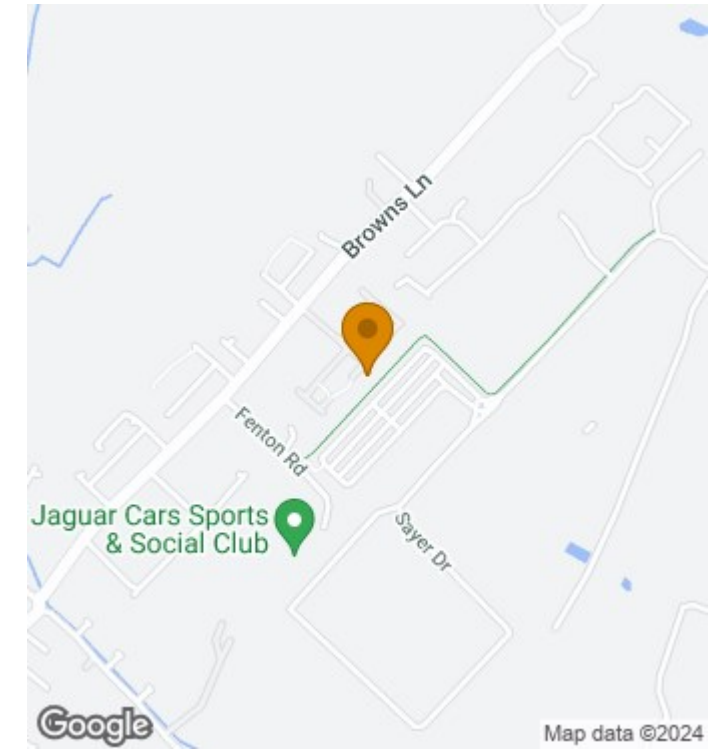
Floor Plan



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.

Location Map



Total area: 699.66 sq ft

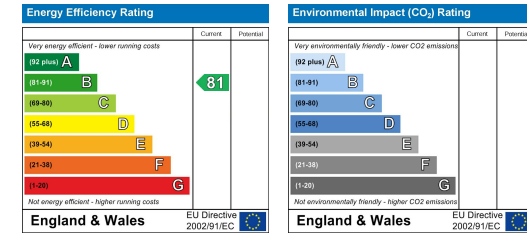
Disclaimer

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.

EPC



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