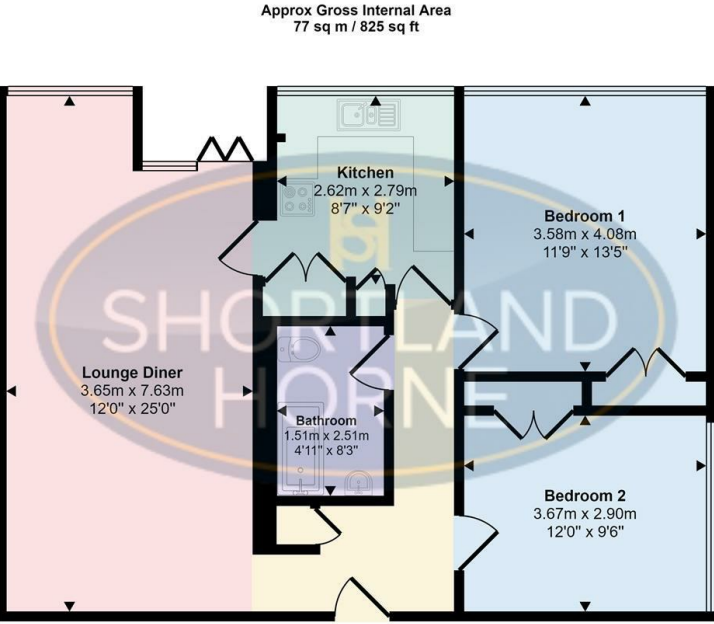


Floor Plan



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.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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Kenilworth Court
CV3 6HZ



£150,000 Offers Over | Bedrooms 2 Bathrooms 1

* WELL APPOINTED 2 DOUBLE BEDROOM 1ST FLOOR FLAT * BALCONY OVERLOOKING THE WAR MEMORIAL PARK * WITHIN WALKING DISTANCE OF COVENTRY TRAIN STATION & THE CITY CENTRE * CENTRALLY HEATED & DOUBLE GLAZED * COMPREHENSIVELY FITTED KITCHEN & REFURBISHED SHOWER ROOM * VIEWING IMPERITIVE TO AVOID DISSAPOINTMENT

Welcome to Kenilworth Court in the charming area of Styvechale, Coventry! This superbly appointed 1ST-floor flat is a gem waiting to be discovered.

As you step into this property, you are greeted by a spacious lounge that opens up to a balcony overlooking the picturesque War Memorial Park. Imagine enjoying your morning coffee with such a serene view right at your doorstep.

The comprehensively fitted kitchen is a delight for those who love to cook and entertain with hob, oven, fridge, freezer and a washing machine.

This flat boasts two double bedrooms, both equipped with built-in mirrored wardrobes. Say goodbye to cluttered spaces as you have plenty of room to store your belongings neatly.

The fully tiled shower room has been refurbished, adding a touch of luxury to this already impressive property.

Don't miss the opportunity to make this flat your new home. With its fantastic location, stunning park views, and modern amenities, this 2-bedroom flat is a true hidden treasure in Coventry.

The flat is Leasehold on a 999 year lease with 941 years remaining. We understand that the Service Charge is £271 per month including Building Insurance and that the residents own the Freehold. We would advise that this information is clarified with the solicitors.

