




SHORTLAND
HORNE

Trusted
Property Experts

PRIVATE
RESIDENTS & VISITORS
ONLY


SHORTLAND
HORNE

CHANDLER
COURT

Davenport Road
Earlston CV5 6PY

Davenport Road

CV5 6PY

* WELL APPOINTED 2 BEDROOM FIRST FLOOR APARTMENT *
SPECIFICALLY FOR THE OVER 55S WITH 24 HOUR PULL CORD
SERVICE * COMMUNAL LOUNGE TO MEET & SOCIALISE WITH
RESIDENTS * LANDSCAPED COMMUNAL GARDENS * NO
UPWARD CHAIN

Occupying a pleasant backwater setting behind Top Green, Warwick Road, here is a 2 bedroom First Floor Apartment to the rear of the development overlooking the communal gardens. The apartment is within a secure sheltered complex specifically for the over 60's (over 55's with disability) with intercom entry system and 24 hour pull cord service to be sold with no upward chain. The complex has a Communal Lounge to meet residents for social daytime community events and laundry room.

The property has replacement electric heating and double glazed windows and approached via a lift and staircase to the first floor incorporating Entrance Hall, Lounge and combined Dining Room, Fitted kitchen with slot in electric cooker, fridge/ freezer & washing machine, 2 Bedrooms, Spacious bathroom with shower. The complex has well laid out landscaped communal lawn gardens with established trees giving a wealth of privacy to the rear and communal car parking.

The apartments are situated along Davenport Road within easy walking distance of bus services into the city centre as well as the Coventry Railway Station and at the far end of the road to the War Memorial Park.

We understand that the Apartment is Leasehold on a 125 year lease with 118 years remaining. The Service Charge is £259.54 per calendar month.

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.







There are
so many reasons
to be
Happy





Dimensions

ENTRANCE HALL

LOUNGE/ DINING
ROOM

6.35 x 3.22

KITCHEN WITH
APPLIANCES

3.37 x 2.00

BEDROOM ONE

3.42 x 2.91

BEDROOM TWO

3.37 x 1.91

SPACIOUS BATHROOM
WITH SHOWER

COMMUNAL CAR
PARKING

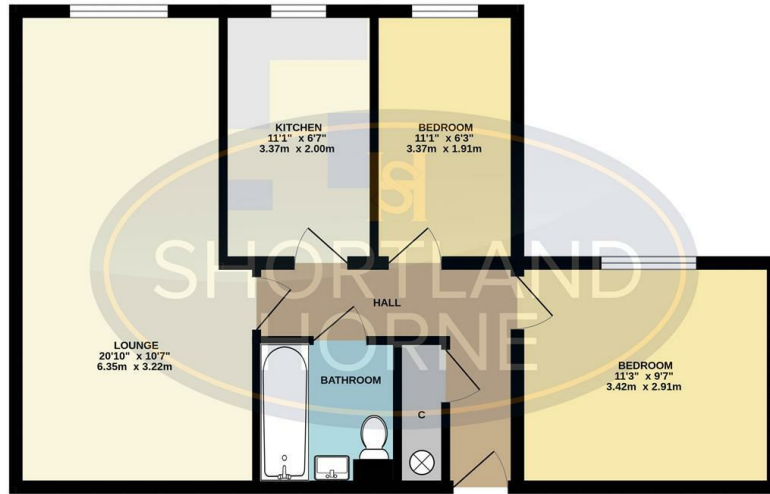
WELL LAID OUT
LANDSCAPED
COMMUNAL
GARDENS

NO UPWARD CHAIN



Floor Plan

FIRST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 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.
Made with Metrepro ©2024

Total area: 564.00 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

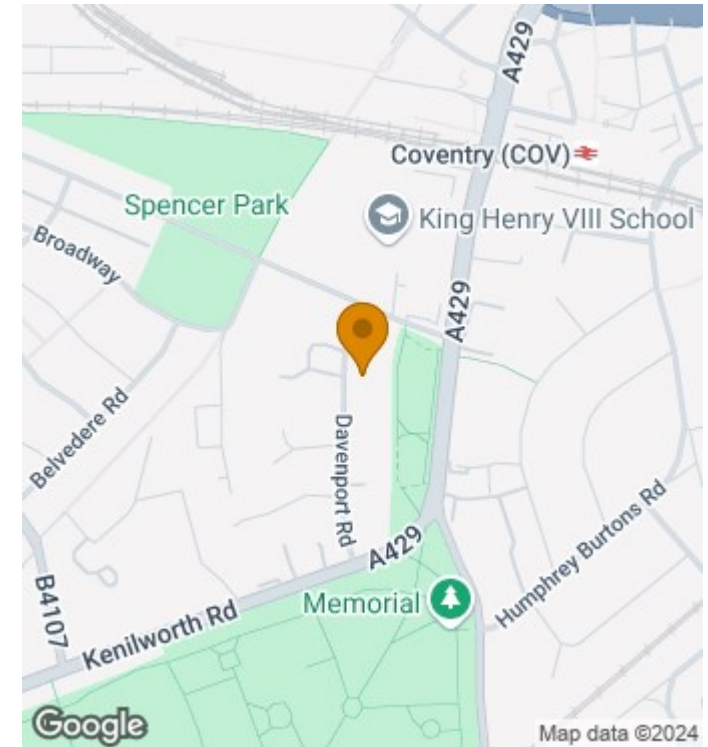
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	83	84			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



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