



Trusted  
Property Experts



Mandara Point  
Canal Basin CV1 4AF



# Mandara Point

## CV1 4AF

\*\*\*ATTENTION FIRST TIME BUYERS NO CHAIN!\*\*\*

Shortland Horne are proud to present to market this attractive two bedroom second floor apartment situated within an exclusive gated development.

Located in the centre of Coventry, the property sits within walking distance to Coventry City Centre and Coventry University and as such is popular with investors looking for student or professional lets.

Offering modern living accommodation throughout with the apartment featuring an entrance hall, spacious open plan living kitchen diner with fitted appliances, a bathroom and two double bedrooms with bedroom one having an en-suite shower room.

Other benefits include double glazing, gas central heating, an allocated parking space and a secure entry phone system.

An ideal buy to let investment in a popular area, an internal inspection is highly recommended to appreciate all that this property has to offer .

Expiry date of the Lease: 2132

Current Ground Rent: £100 per annum

Current Service/Maintenance Charge: £1026.38 per year When is Service/Maintenance Charge reviewed: annually

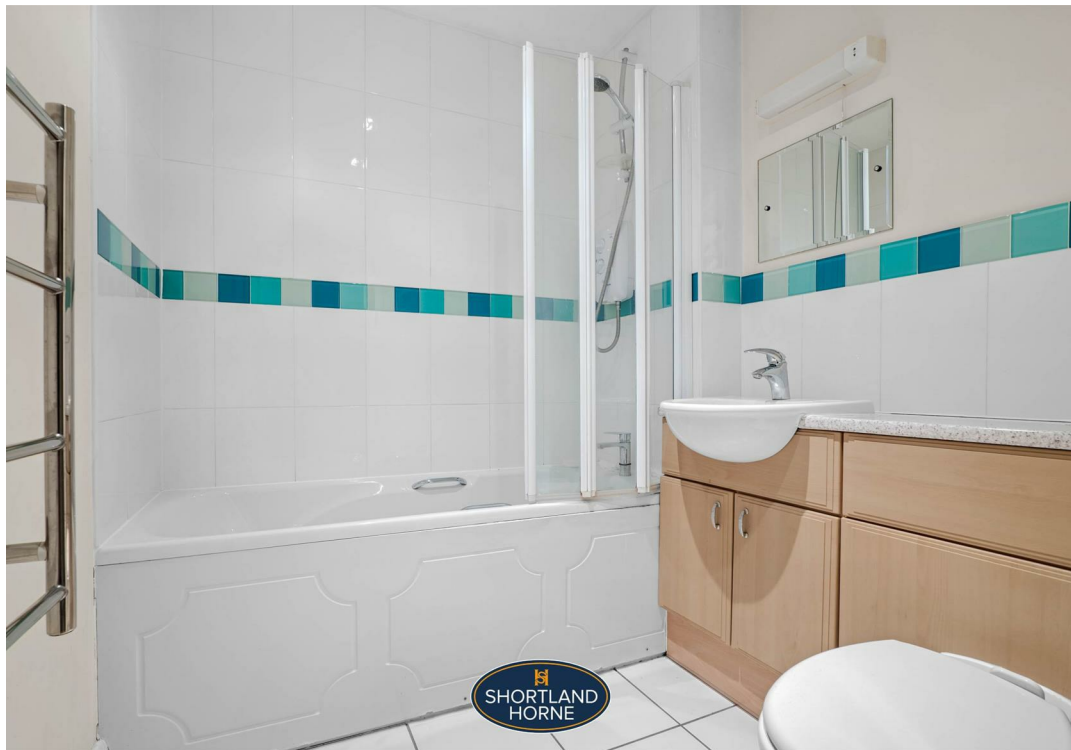
Who are the managing agents? HLM property Management by Lambert Smith Hampton

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

selling quality  
property since 1995

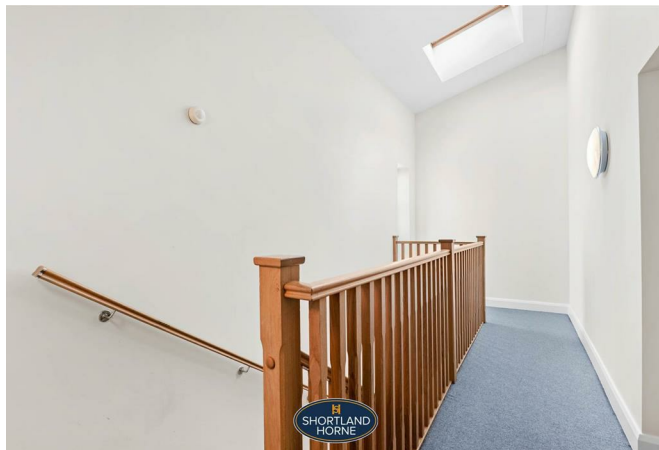












## Dimensions

### SECOND FLOOR

#### Hallway

#### Lounge/Kitchen/Diner

5.95 x 2.94

#### Bedroom One

3.76 x 3.20

#### En-Suite

2.08 x 1.62

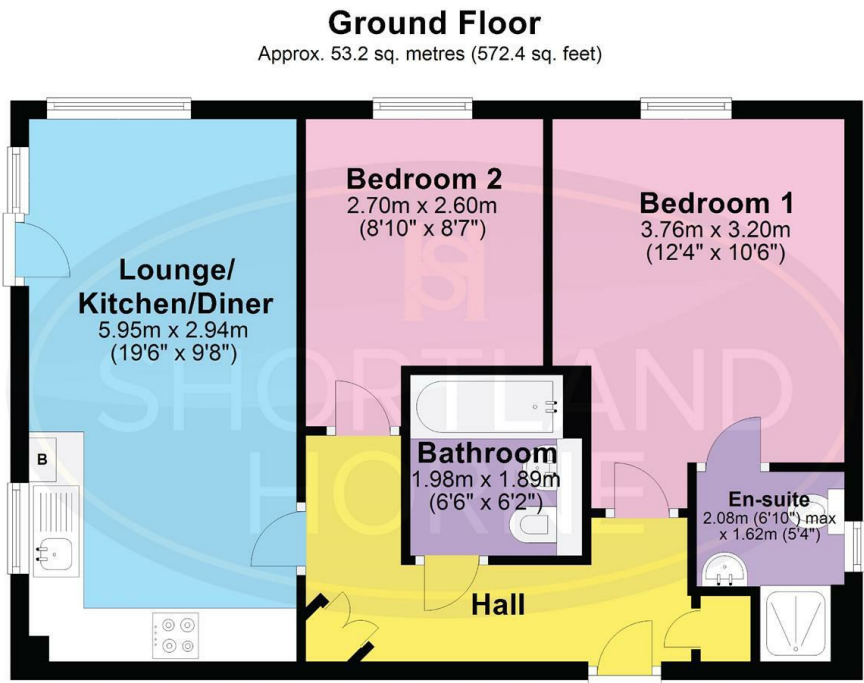
#### Bedroom Two

2.70 x 2.60

#### Bathroom

1.98 x 1.89

# Floor Plan



Total area: approx. 53.2 sq. metres (572.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 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

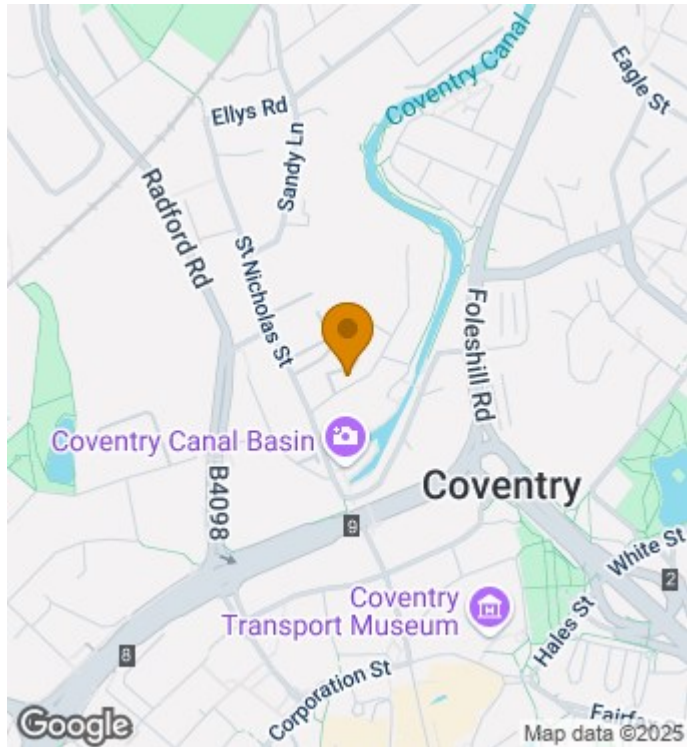
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

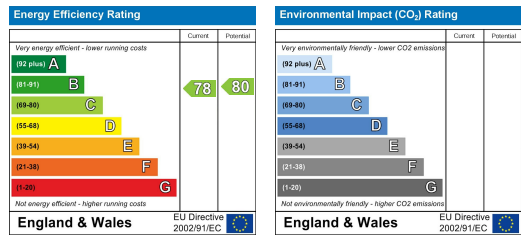
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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



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