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Property Experts



Adare Drive  
Styvechale CV3 6AD



# Adare Drive

## CV3 6AD

\* IMMACULATELY PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT  
\* WITHIN WALKING DISTANCE OF WAR MEMORIAL PARK & CITY CENTRE  
\* REFURBISHED KITCHEN & BATHROOM  
\* BRICK BUILT GARAGE  
\* VIEWING HIGHLY RECOMMENDED

Welcome to this immaculately presented gas centrally heated and double glazed first-floor apartment located on Adare Drive, just off Asthill Grove in the sought-after area of Styvechale, Coventry.

As you step inside, you are greeted by an entrance hall with replacement oak fronted panelled doors with cosy reception room, perfect for relaxing or entertaining guests. The property boasts two lovely bedrooms, both featuring built-in fitted wardrobes, offering ample storage space for your belongings.

One of the highlights of this property is the refitted kitchen, where you can unleash your culinary skills and prepare delicious meals incorporating split level hob, double oven, dishwasher wine rack & fridge and freezer!! The bathroom has been refurbished with shower to relax after a long day.

Situated within the picturesque War Memorial Park, this apartment offers not only a beautiful living space but also the convenience of outdoor recreational activities just a stone's throw away and within walking distance of Coventry Train Station & the city centre.

To top it off, this property comes with a brick-built garage, providing secure parking for your vehicle and additional communal car parking with this small select complex.

The property is Leasehold on a 999 year lease with 976 years remaining with the Ground Rent £5pa and the Service Charge £130 per month. We would advise that this information is clarified with the solicitors. Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

selling quality  
property since 1995



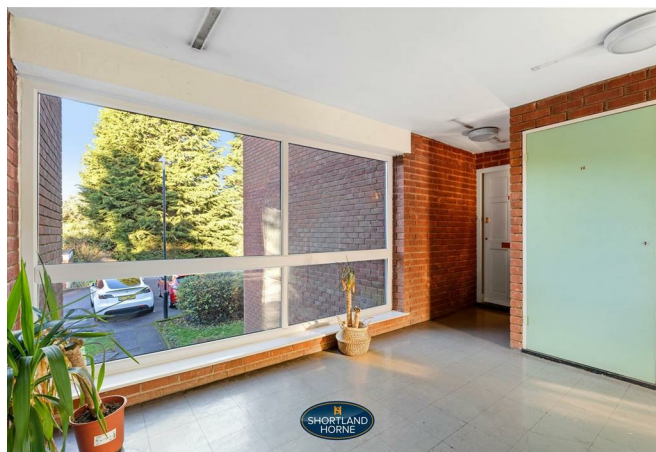












## Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE

5.17 x 3.50

REFITTTED KITCHEN

3.62 x 2.50

BEDROOM ONE

3.60 x 2.60

BEDROOM TWO

3.60 x 3.00

REFURBISHED

BATHROOM

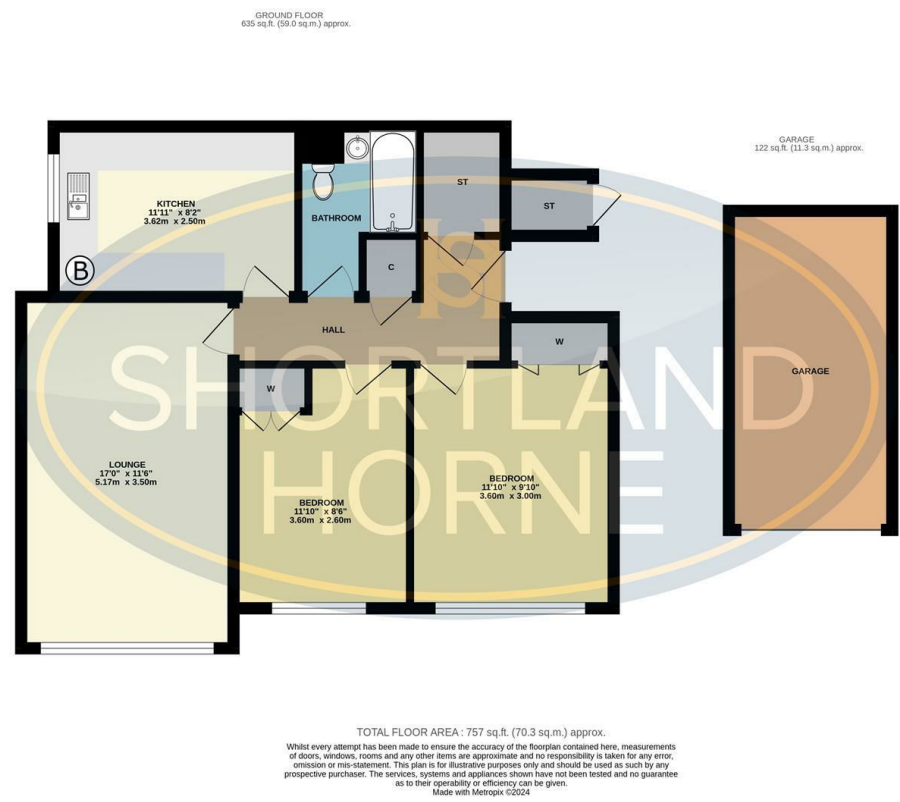
BRICK BUILT GARAGE

COMMUNAL CAR  
PARKING

WELL LAID OUT  
COMMUNAL  
GARDENS

VIEWING HIGHLY  
RECOMMENDED

# Floor Plan



Total area: 635.00 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.

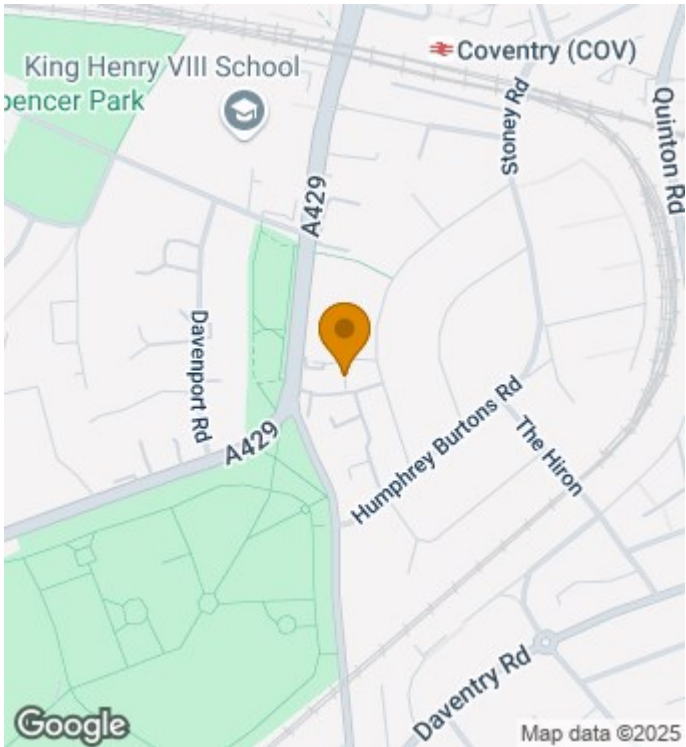
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

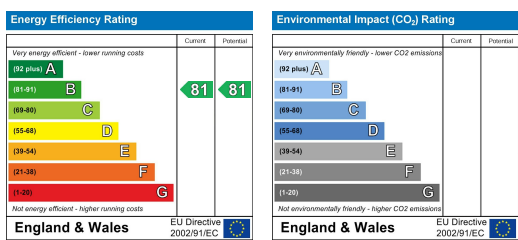
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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