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Quinton Park

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CV3 5HY

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A spacious first floor apartment measuring over 700sqft (approx) and offered for sale with no upward chain. The property would equally suit a first time buyer or buy to let investor, we would strongly recommend an early viewing.

There is a communal entrance lobby with a secure intercom controlled entrance door, past the front door you will be greeted by an entrance hall with doors leading off to a fully fitted kitchen, a very useful storage room, there is good size lounge/diner, two double bedrooms and a family bathroom.

Outside the block is set in maintained grounds with a brick storage shed which would be ideal for a push bike. Please call Shortland Horne and one of our friendly team will be happy to help with the viewing arrangements.

The Location - Cheylesmore is a very popular location to the south side of the city within walking distance of the city centre, Coventry Railway Station and the popular Daventry Road shopping parade. The War Memorial Park (once known as Stivichall Common) is also only a short walk away. The property is conveniently located for the A45 and A46 Trunk Roads.

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selling quality
property since 1995





Custom text box





Dimensions

FIRST FLOOR

Hallway

0.86m x 1.75m

Kitchen

2.51m x 4.75m

Living Room

3.99m x 4.78m

Inner Hall

0.86m x 1.75m

Bedroom

3.00m x 4.19m

Bedroom

3.43m x 2.84m

Bathroom

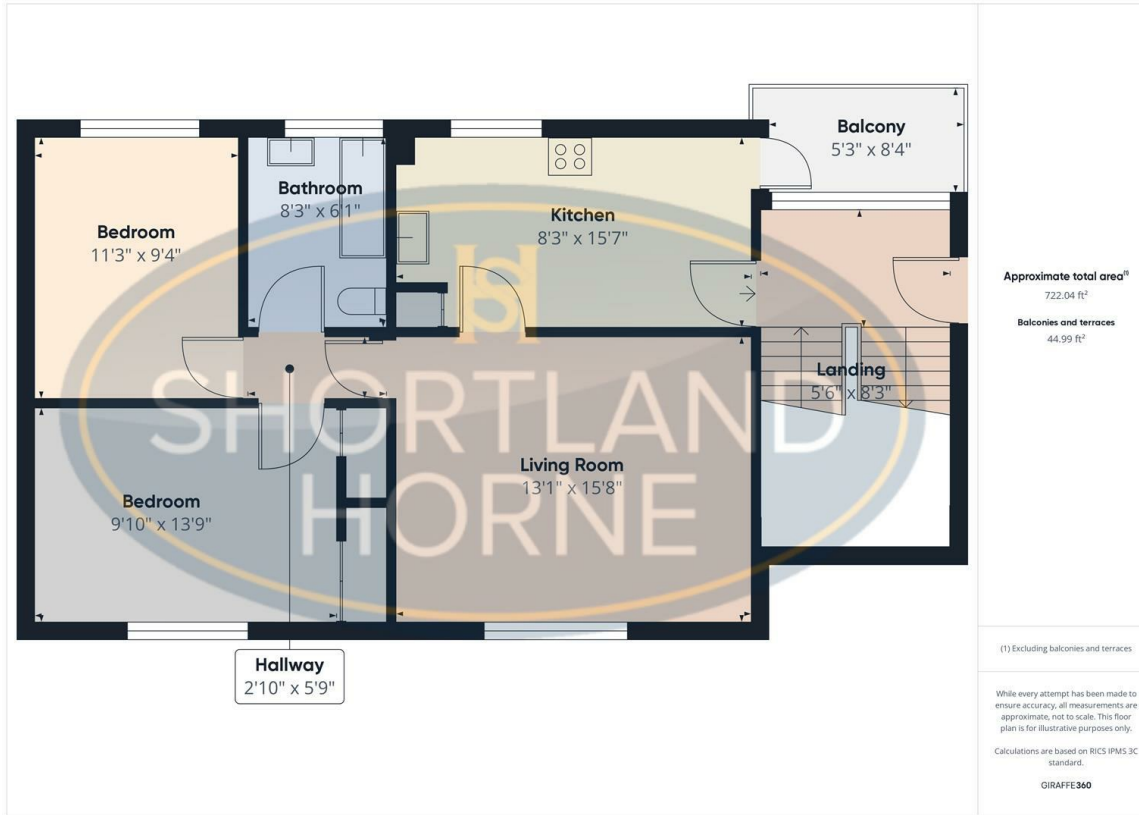
2.51m x 1.85m

Balcony

1.60m x 2.54m



Floor Plan



Total area: 722.04 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

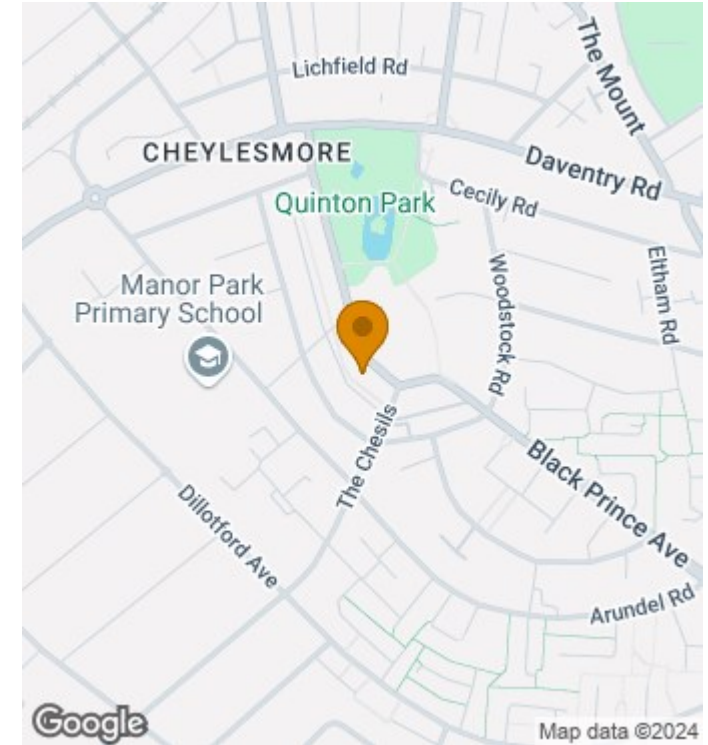
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

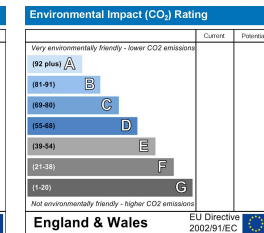
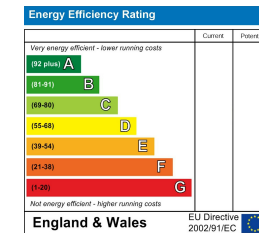
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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