



COVENTRY
CANAL COMPANY

PROGRESS



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Property Experts



Quayside Court
CV1 4NF

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Shortland Horne are pleased to offer this large second floor two bedroom apartment which was built in 2016. This apartment is an ideal investment or first-time buyers and is within walking distance to the city centre and is currently achieving a rental income of £900 per calendar month excluding bills.

This apartment is situated on the second floor and briefly comprises of entrance hallway, open plan Lounge/dining room with access to the balcony overlooking the Coventry canal. A modern fitted kitchen with built-in appliances, bathroom with shower over the bath, two double bedrooms with the second bedroom featuring a Juliet balcony.

This superb apartment also benefits from an allocated parking space, gas central heating, and double glazing. There is also the option to purchase the property fully furnished.

Additional Information:

Lease start date: 1st January 2014 - 155 Year Term, 148 years remaining.

Ground Rent: £150 per annum paid to HomeGround

Service Charge for this year £1,413.59, paid to RMG

Property has the benefit of NHBC 10 year cover, starting from 24th February 2017.

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

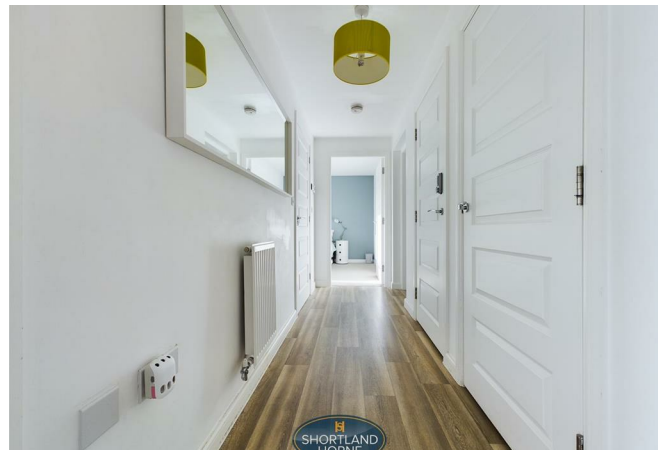
selling quality
property since 1995



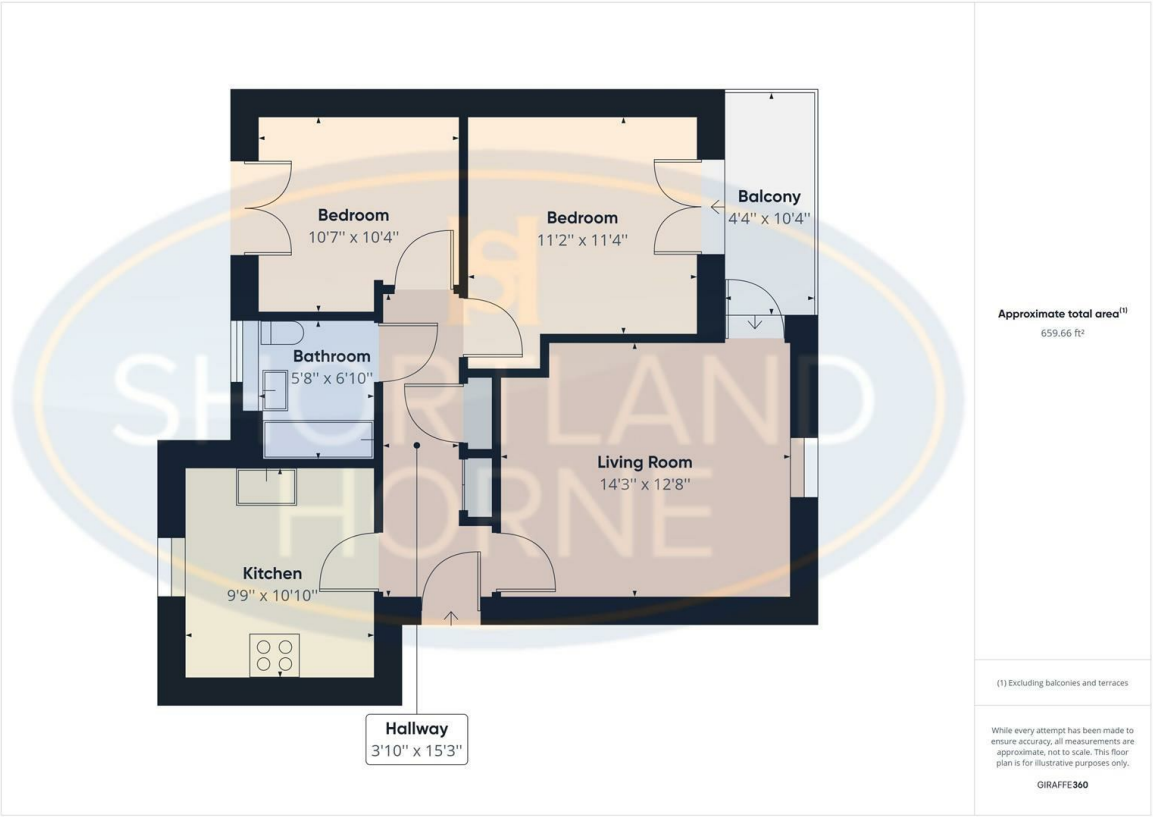




Dimensions



Floor Plan



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

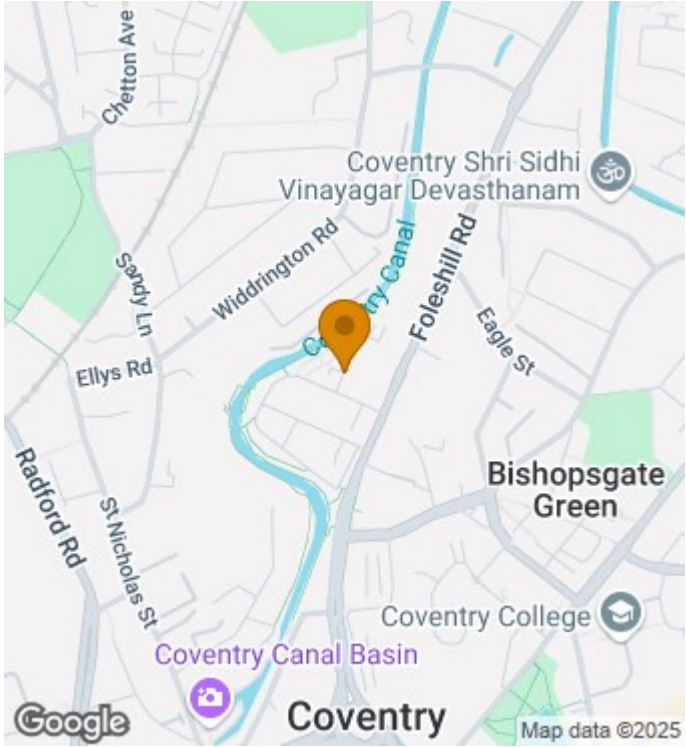
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

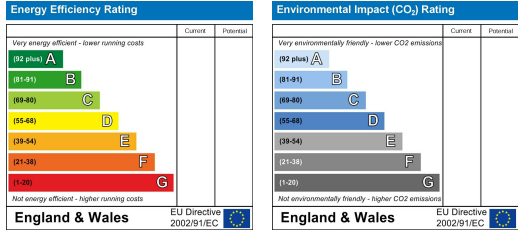
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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