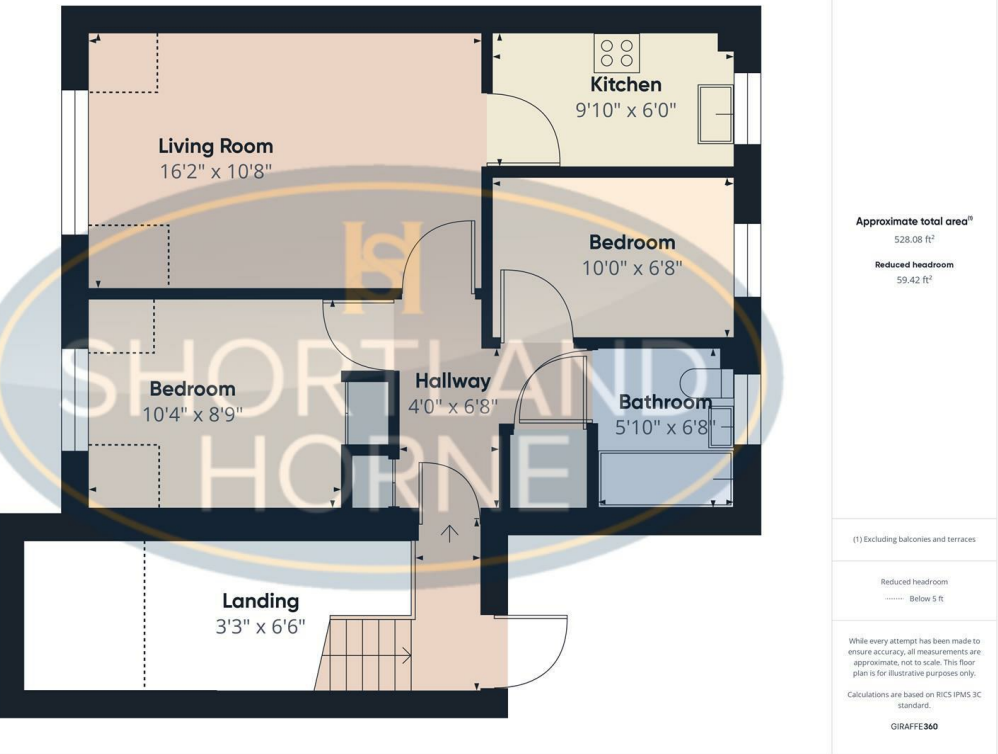
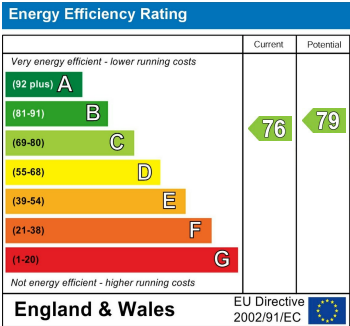


Floor Plan



EPC



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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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follow us  

Allesley Hall Drive
Allesley CV5 9RD



£155,000 Offers Over

Bedrooms 2
Bathrooms 1

Allesley Hall Drive in Coventry is home to a stunning retirement complex, offering a range of luxurious flats that are perfect for those over the age of 55. Nestled within beautiful grounds, the complex offers a serene and peaceful living environment that is perfect for retirees who want to enjoy their golden years in comfort and style.

The complex is ideally located near a golf course, providing residents with plenty of opportunities to enjoy a round of golf on sunny afternoons. For those who prefer to explore nature on foot, the surrounding area offers a range of picturesque dog walks and evening strolls, allowing residents to stay active while enjoying the beauty of the local area.

This lovely apartment is located on the first floor and offers an entrance hallway with doors leading off to a lounge/diner, a modern fitted kitchen, a shower room and two double bedrooms.

In addition to its beautiful location and luxurious properties, the retirement complex also offers a range of on-site amenities designed to make life as comfortable and convenient as possible for its residents and to include private parking.

Overall, Allesley Hall Drive in Coventry is a fantastic option for retirees who want to enjoy the best that life has to offer, with its stunning grounds, convenient location, and luxurious properties, it's easy to see why this retirement complex is such a popular choice for those looking for a comfortable and peaceful retirement.

Additional Information
Length of Lease Left: 125 year lease from 1988 (approx 89 years left)
Monthly service charge approximately : £189.51 Per Month (Which includes Warden Control, gardening, building insurance, window cleaning)
Ground Rent: £100 Per Annum.
Council Tax: B

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



FIRST FLOOR	
Landing	
Entrance Hallway	4'0 x 6'8
Bedroom	10'4 x 8'9
Bathroom	5'10 x 6'8
Bedroom	10'0 x 6'8
Living Room	16'2 x 10'8
Kitchen	9'10 x 6'0