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Joshua Close
Tile hill CV4 9DB

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Nestled in the tranquil Joshua Close, Coventry, this delightful first-floor flat presents an excellent opportunity for first-time buyers or those seeking to expand their property portfolio. With two generously sized double bedrooms, this residence offers ample space for comfortable living. The property is currently vacant and comes with the added benefit of no upward chain, allowing for a smooth transition into your new home.

Upon entering, you are greeted by a welcoming hallway that features convenient storage. The larger-than-average lounge dining room is perfect for relaxation and entertaining, seamlessly flowing into the open-plan kitchen, which is designed for modern living. The family bathroom, complete with a shower over the bath, caters to all your needs.

Situated at the end of a quiet cul-de-sac, this flat enjoys a peaceful setting while remaining close to all essential amenities. The property also boasts allocated parking and access to private communal gardens, providing a lovely outdoor space to unwind.

Additionally, the current owner is generously offering 12 months of service charge paid upon completion, making this an even more attractive proposition. Whether you are looking to downsize, make your first purchase, or invest in a new property, this flat is certainly worth a viewing. Do not hesitate to contact us to arrange your immediate viewing and seize this wonderful opportunity.

Length of Lease Left: 137 years
Monthly service Charge: £2373.98 Per Year
Ground Rent - £190.00

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

FIRST FLOOR

Entrance Hallway

0.97m x 4.88m

Living Room

3.99m x 4.62m

Bedroom One

3.66m x 2.79m

Bedroom Two

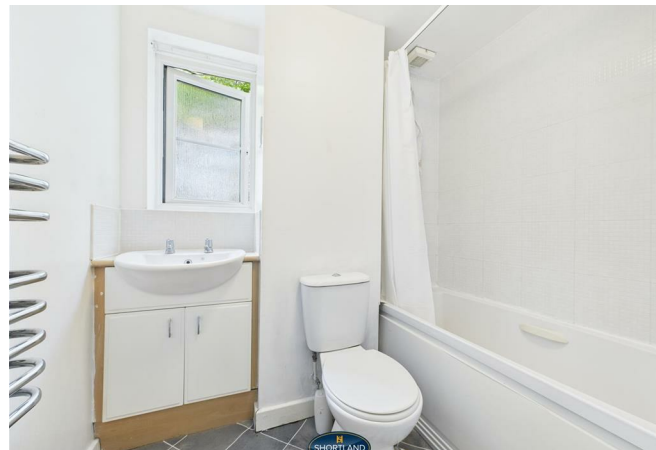
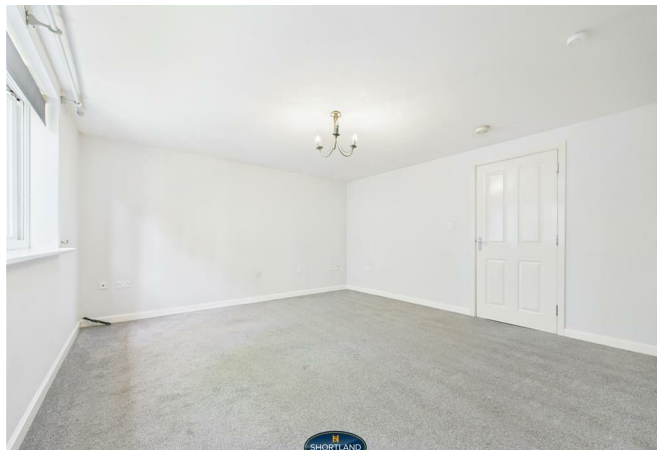
4.72m x 2.46m

Kitchen

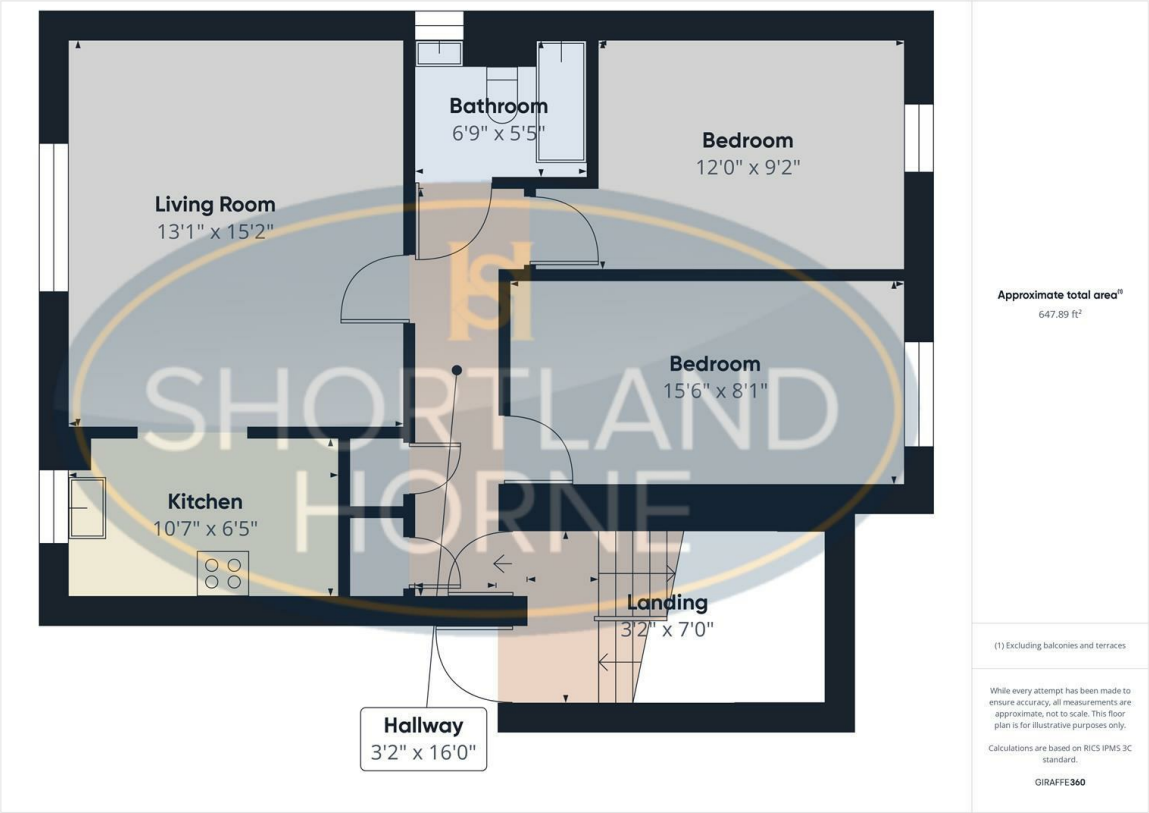
3.23m x 1.96m

Bathroom

2.06m x 1.65m



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.

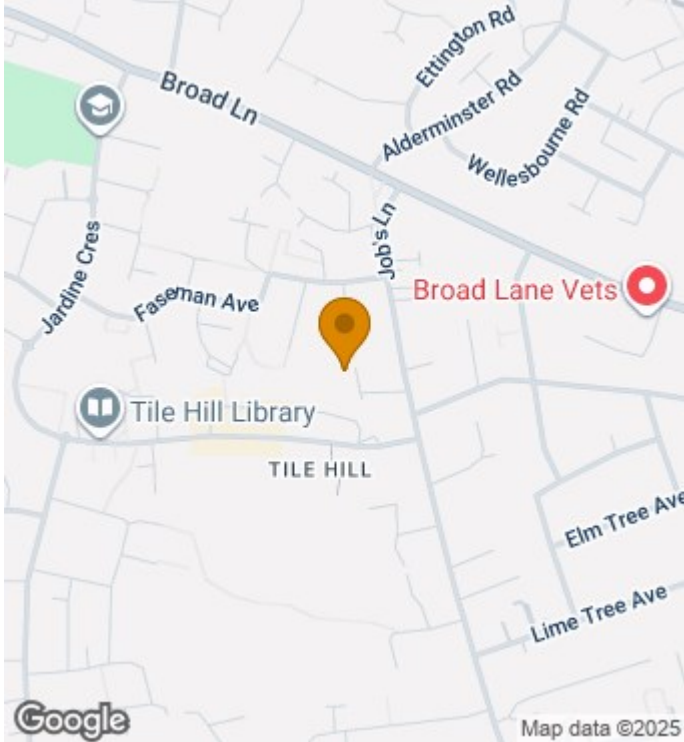
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

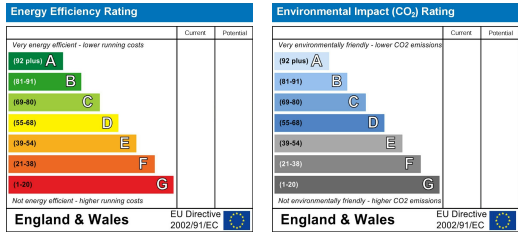
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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