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Property Experts



Raphael Close
Whoberley CV5 8LR

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BEING SOLD VIA AUCTION SECURE ONLINE BIDDING.
TERMS & CONDITIONS APPLY
STARTING BID £80,000

Nestled in Raphael Close, Coventry, this two-bedroom Leasehold duplex flat being offered for sale through an online auction, providing a modern and convenient purchasing process.

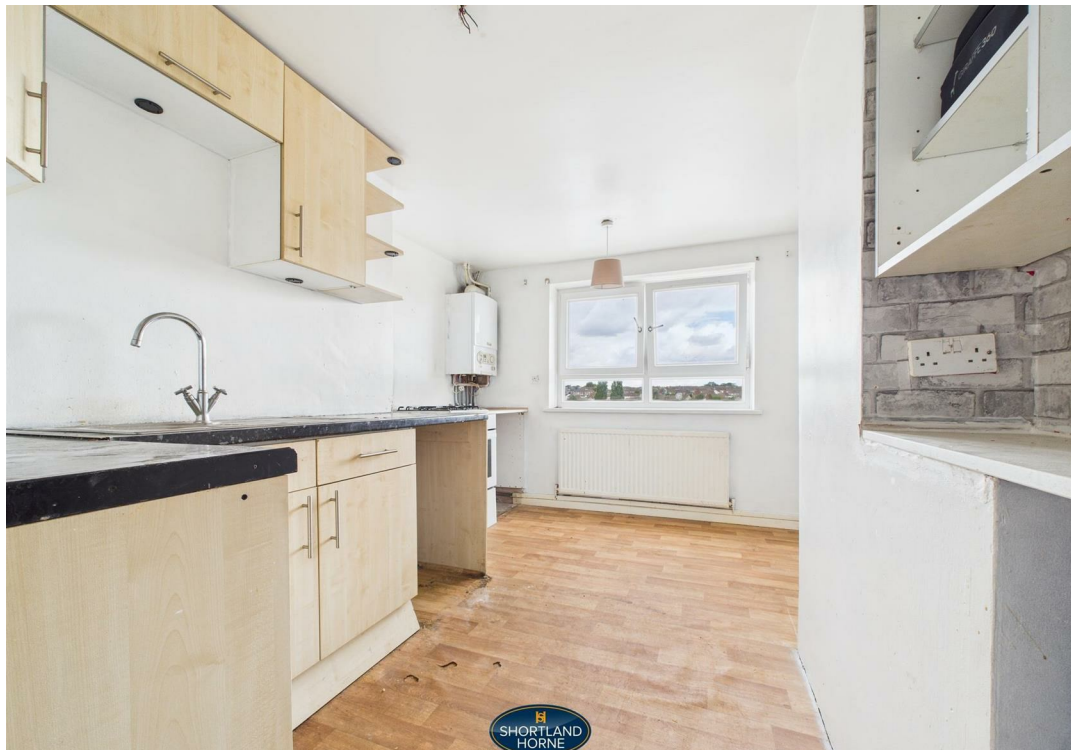
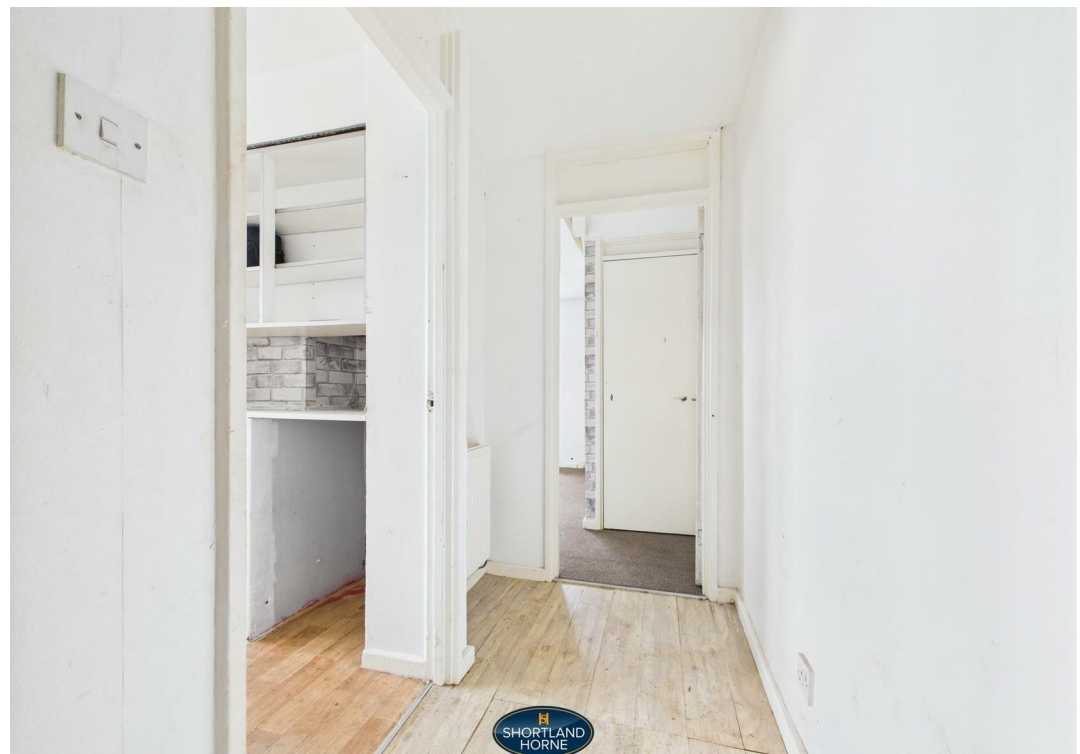
As you enter the flat, you will find a spacious layout that is brimming with potential. While the property is in need of redecoration and refurbishment, this allows you the freedom to personalise the space to your own taste and style. The two well-proportioned bedrooms offer ample room for relaxation and rest, making it an ideal retreat after a long day.

One of the key advantages of this property is that it comes with no upward chain, ensuring a smooth and efficient transaction. This is particularly appealing for those looking to move in quickly or for investors seeking to add to their portfolio without delay.

selling quality
property since 1995

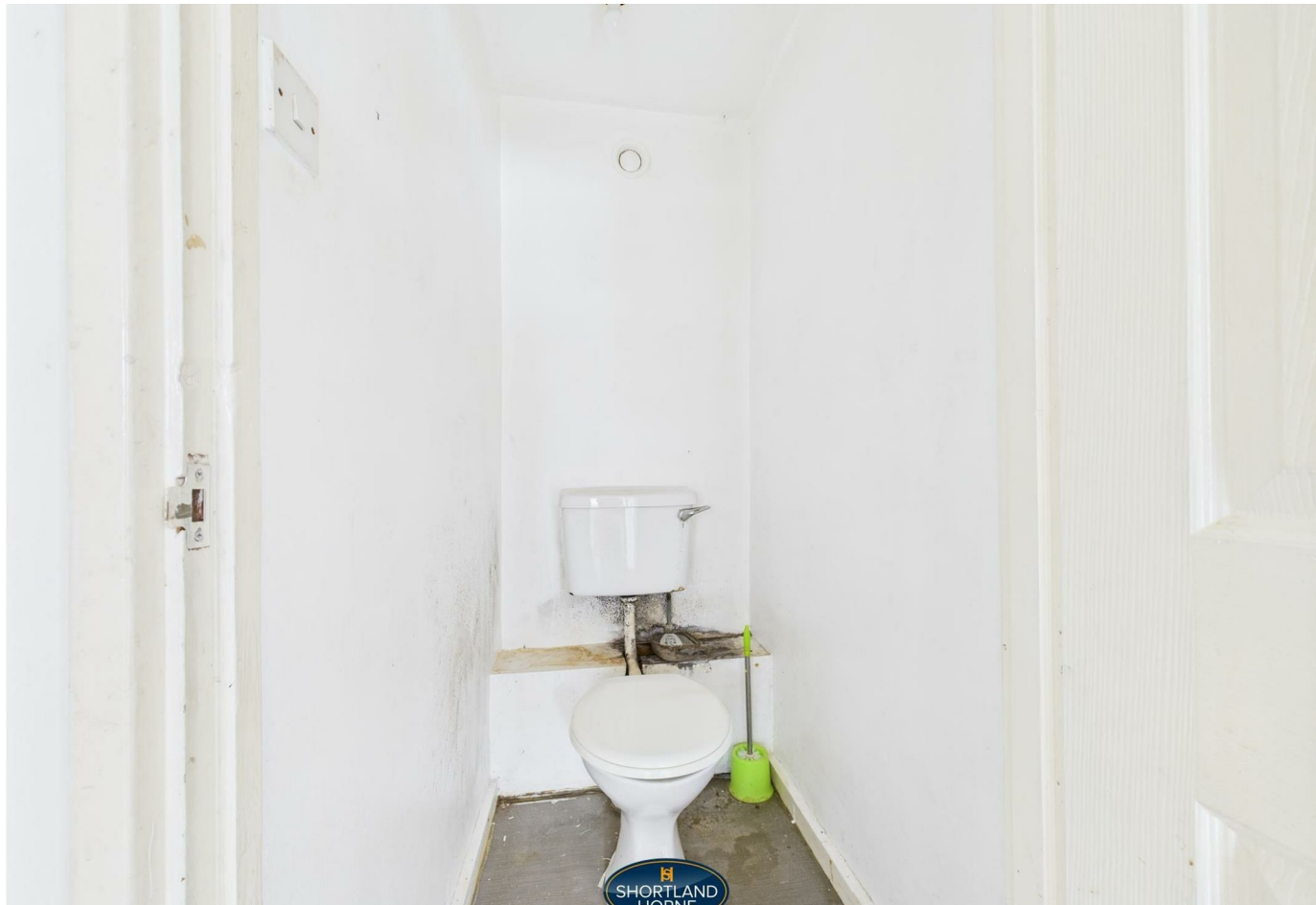
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Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE
WITH STAIRCASE TO
FIRST FLOOR

3.33m x 5.00m

KITCHEN

3.86m x 3.38m

LANDING

BEDROOM ONE

3.86m x 2.51m

BEDROOM TWO

4.19m x 2.62m

BATHROOM

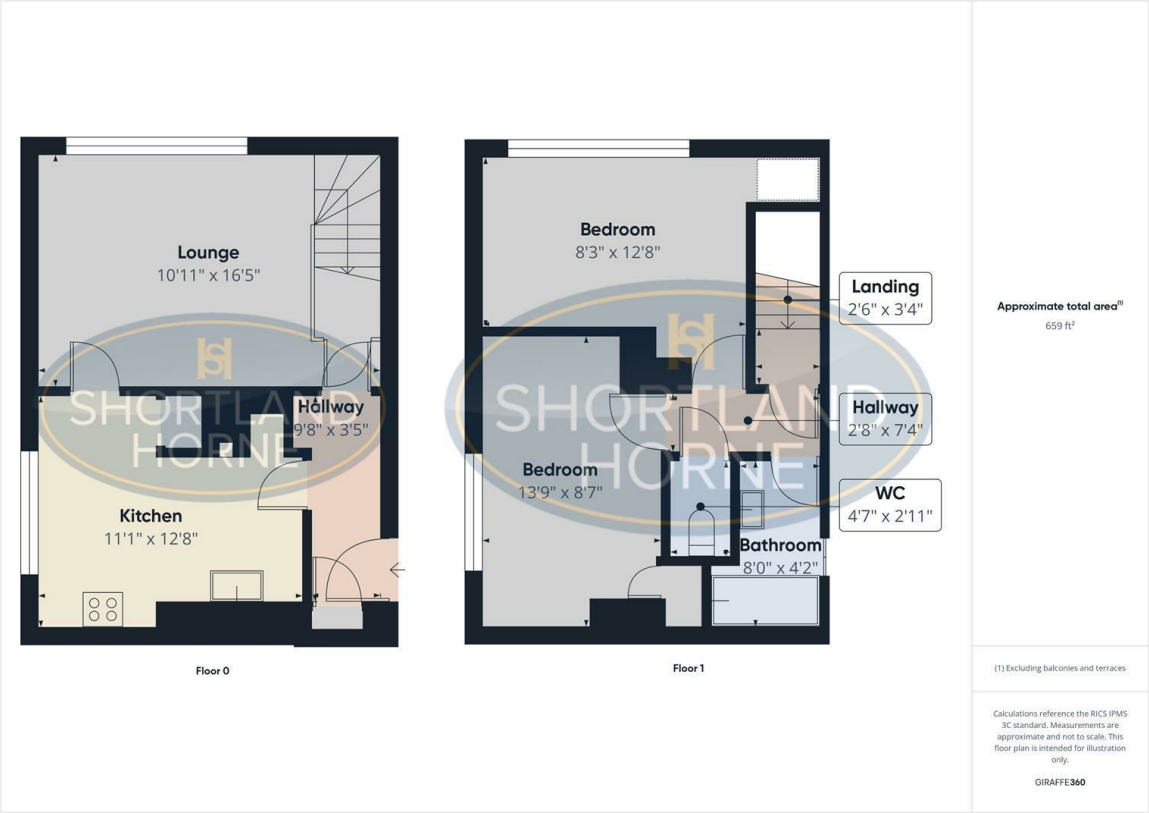
SEPARATE WC

COMMUNAL CAR
PARKING

LAWNED COMMUNAL
GARDENS

NO UPWARD CHAIN

Floor Plan



Total area: 659.00 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.

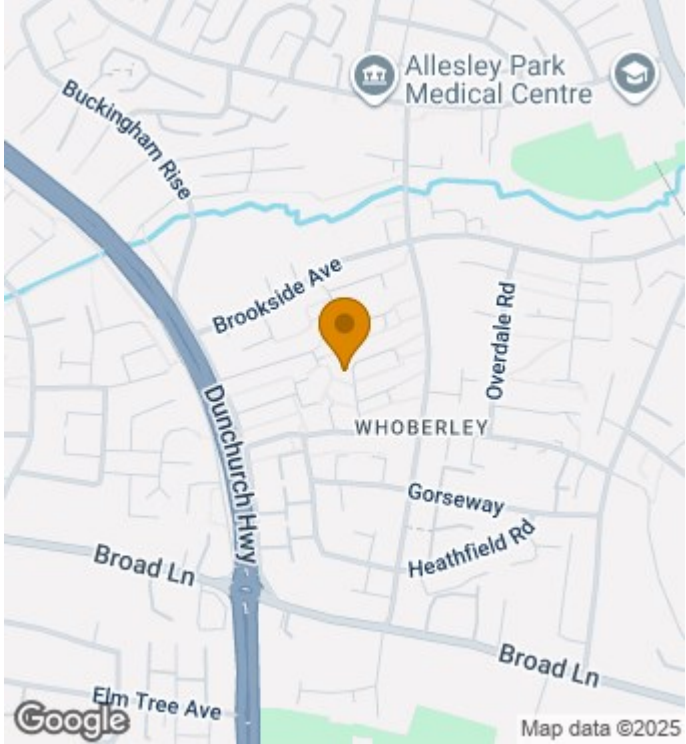
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

