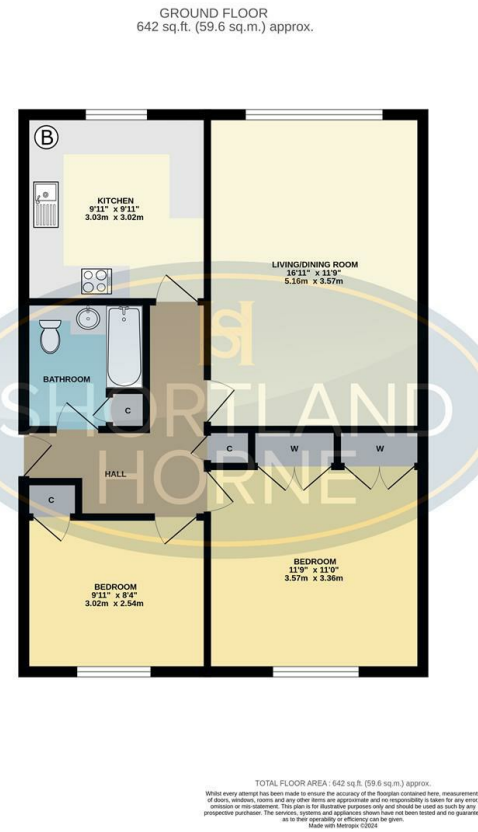
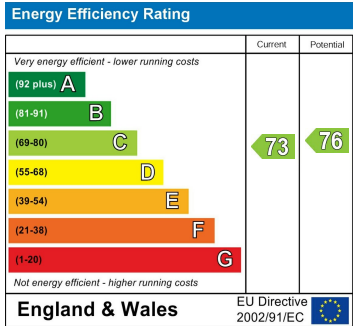


Floor Plan



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

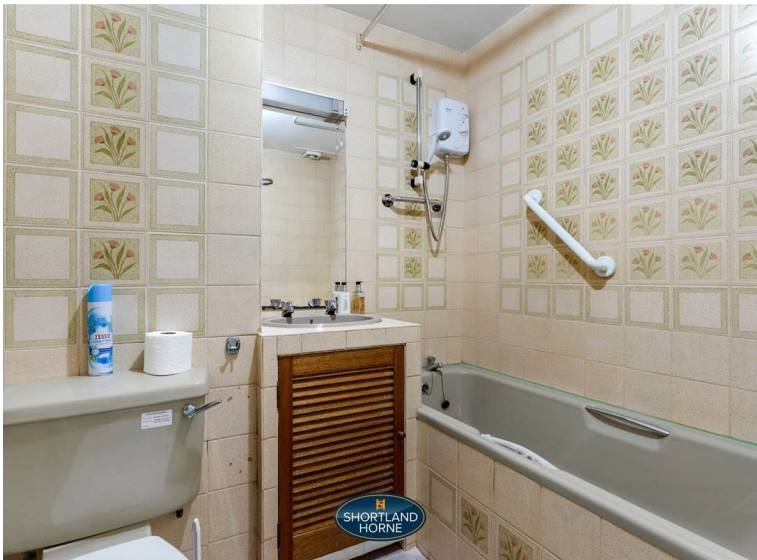
call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Adare Drive
CV3 6AD



£160,000 Offers Over | Bedrooms 2 Bathrooms 1

* WELL PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT * WITHIN WALKING DISTANCE OF WAR MEMORIAL PARK, CITY CENTRE & THE TRAIN STATION * BRICK BUILT GARAGE * VIEWING HIGHLY RECOMMENDED

Welcome to this well presented ground-floor apartment located on Adare Drive, just off Asthill Grove in the sought-after area of Styvechale, Coventry.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two lovely bedrooms, both featuring built-in fitted wardrobes, offering ample storage space for your belongings.

The fully fitted kitchen is where you can unleash your culinary skills and prepare delicious meals incorporating an oven, gas hob and space for a dishwasher, fridge and freezer!! There is also a family bathroom.

Situated within the picturesque War Memorial Park, this apartment offers not only a beautiful living space but also the convenience of outdoor recreational activities just a stone's throw away and within within walking distance of Coventry Train Station & the city centre.

To top it off, this property comes with a brick-built garage, providing secure parking for your vehicle and additional communal car parking with this small select complex.

The property is Leasehold on a 999 year lease with 976 years remaining with the Ground Rent £5pa and the Service Charge £140 per month. We would advise that this information is clarified with the solicitors. Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



GROUND FLOOR	
Entrance Hallway	
Living Room/Dining Room	16'11 x 11'9
Kitchen	9'11 x 9'11
Bedroom One	11'9 x 11'0
Bedroom Two	9'11 x 8'4
Bathroom	