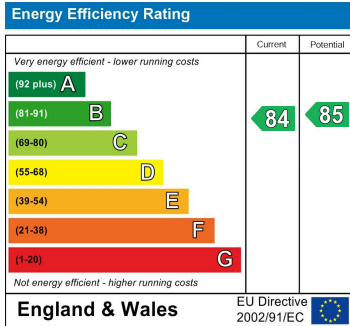


EPC



**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.



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Scholars Court, Dalton  
Earlsdon CV5 6PB

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

follow us  





£240,000 Guide Price

Bedrooms 2  
Bathrooms 1

A brilliant opportunity to purchase this spacious and well presented two bedroom first floor floor apartment the apartment is situated in the very desirable location of Dalton Road, Earlsdon and is within walking distance of Coventry train station, Coventry city centre, Earlsdon high street and also over looks Spencer park. Briefly the property comprises of the hallway with a storage cupboard leading to the spacious lounge, there is a modern kitchen, A lovely sized double bedroom with fitted wardrobes and a single bedroom. The bathroom is tiled with a bath and shower. Outside there is one allocated parking space and eight visitors spaces.

**\*\*Please note the photos were taken when empty there is a tenant currently living there\*\***

Additional Information

Length of Lease Left: TBC  
Monthly service charge approximately : Approx £229.57 Per Month  
Ground Rent: £250.00 Per Annum

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

