



AUCTION



Darnford Close

CV2 2EB

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

LARGE DUPLEX MAISONETTE CLOSE TO UNIVERSITY HOSPITAL COVENTRY.

Located just yards from University Hospital and available with no chain, a superb, spacious maisonette with excellent room sizes and an overall internal area of 619sq ft. A current Rental Valuation of £895 pcm would be appropriate and achievable.

In brief the property comprises (ground floor) Entrance Lobby and stairway leading up to the accommodation at first floor level. Here can be found the fully kitchen with an integrated oven, electric hob and space for other appliances, there is also a good lounge/diner. The top floor boasts, a good size double bedroom, a generously sized single bedroom and a family bathroom.

The property has modern gas central heating and double glazing. The lease is understood to be around 54 years and the property is available with no onward chain. Owner occupiers or investors are invited to view this excellent maisonette.

Required

Optional

Bullet Points:

Immediate 'exchange of contracts' available

Sold via 'Secure Sale'

Strap (intro) Line:

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

To be added at the foot of (all) the property advert.....

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.10m x 4.42m

Kitchen

4.29m x 2.26m

FIRST FLOOR

Bedroom One

3.12m x 3.48m

Bedroom Two

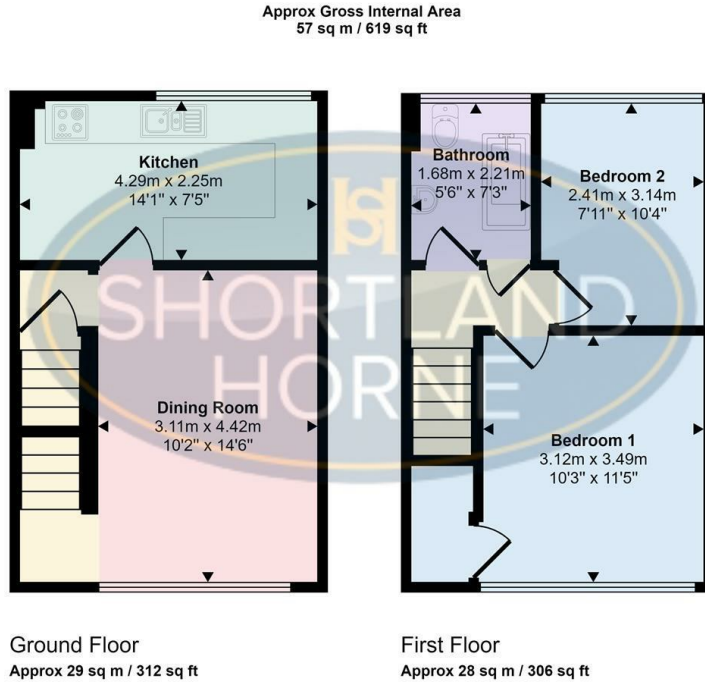
2.41m x 3.15m

Bathroom

1.68m x 2.21m

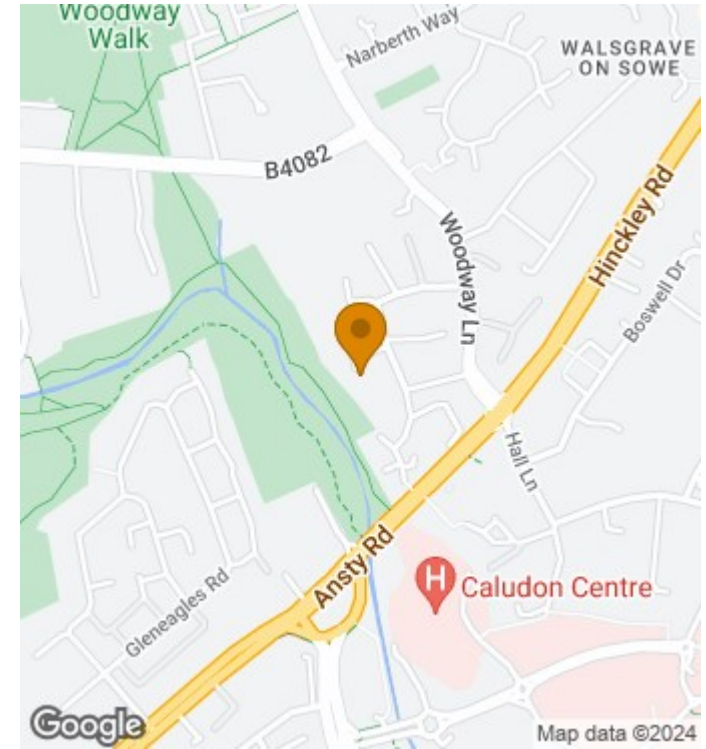


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



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 Home.

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 Home 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

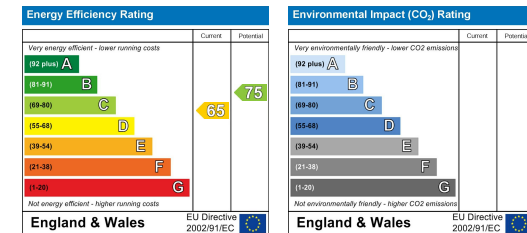
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home'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 Home 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.

EPC



**Trusted
Property Experts**

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