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Earlsdon Street  
Earlsdon CV5 6EP

# Earlsdon Street £1,400 PCM CV5 6EP £1,615

Shortland Horne are pleased to introduce this modern fully furnished two bedroom luxury apartment nestled in the heart of the vibrant Earlsdon Street. Boasting contemporary design and top of the line furnishings.

Every detail within this spacious apartment exudes style and comfort, from the designer kitchen fixtures to the sumptuous textures of the living spaces. Natural light floods each room, highlighting the apartment's sleek lines and refined palette. The property briefly comprises; secure communal entrance, internal hallway, open plan lounge / kitchen with high quality fitted appliances, bathroom with shower over the bath and double bedroom with fitted wardrobe unit.

Location is paramount, and this property doesn't disappoint. Situated on a bustling high street, you're just a stroll away from an array of gourmet eateries, local coffee shops and the War Memorial Park. For those on the go, the railway station is within easy reach. Coventry city centre and Warwick University are also conveniently accessible, making this an ideal home for professionals.

A particular feature is the gated parking, allowing you a secure allocated parking space in central Earlsdon. There is also a secure bike store for all tenants.

AVAILABLE FROM 1ST MARCH | COUNCIL TAX BAND: A | EPC RATING: C



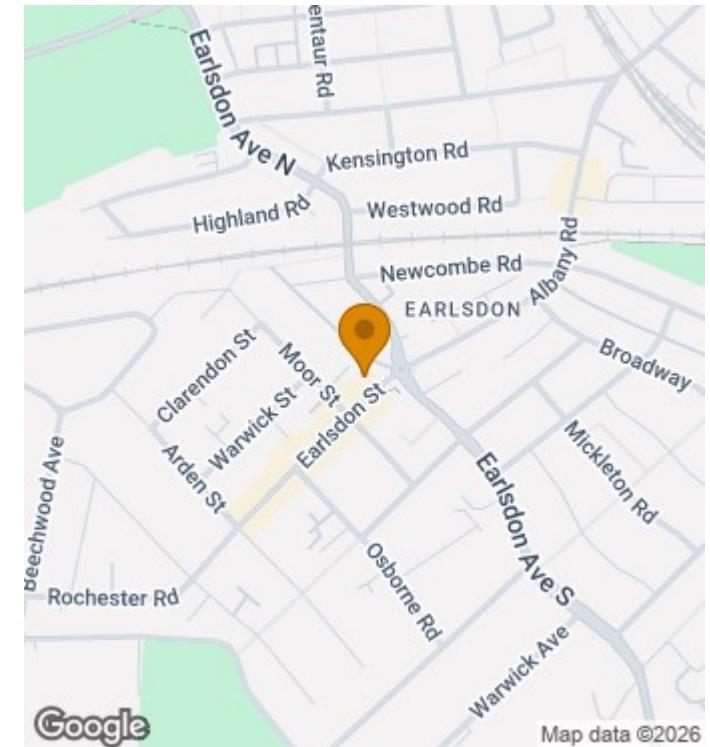






## Floor Plan

## Location Map



### 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 practice 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.

## EPC

		Energy Efficiency Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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