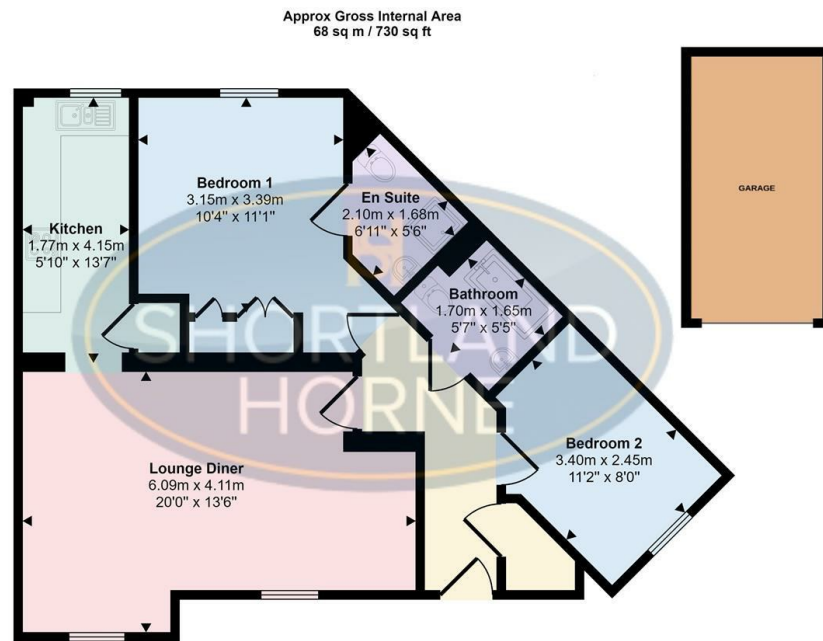


## Floor Plan



Floorplan

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.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

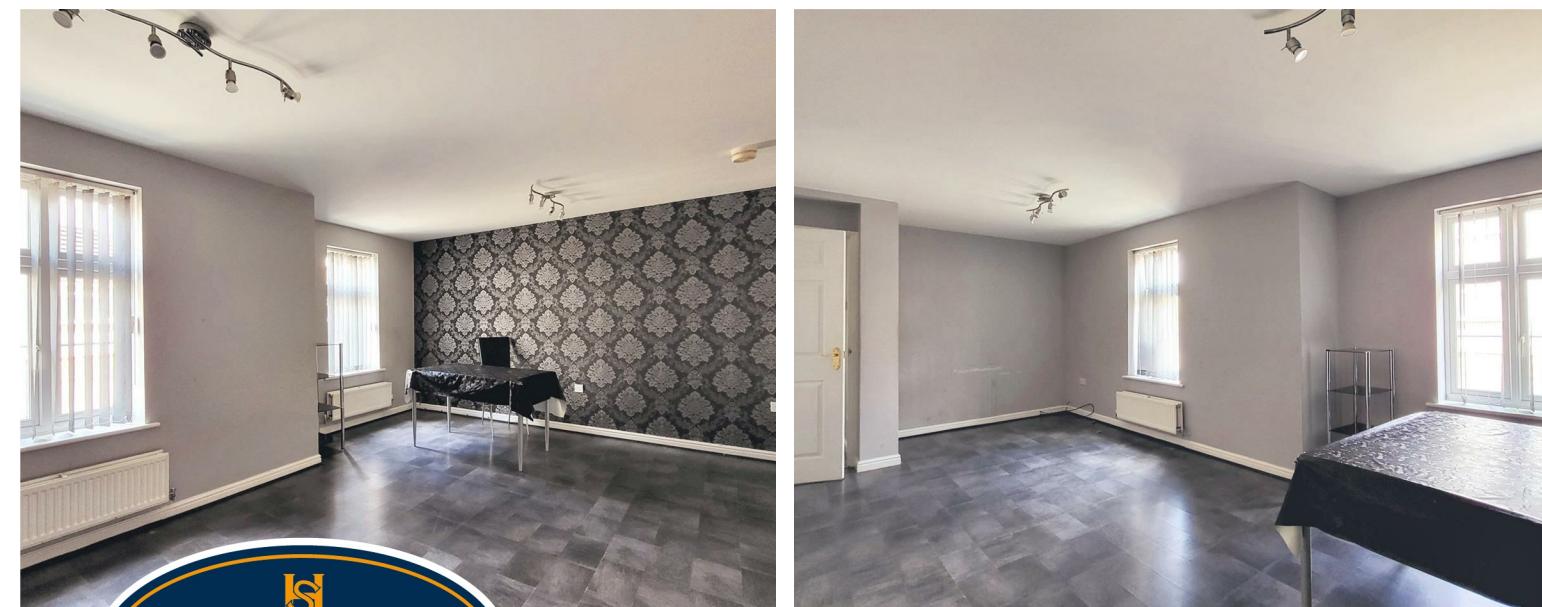
### Appliances

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 Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

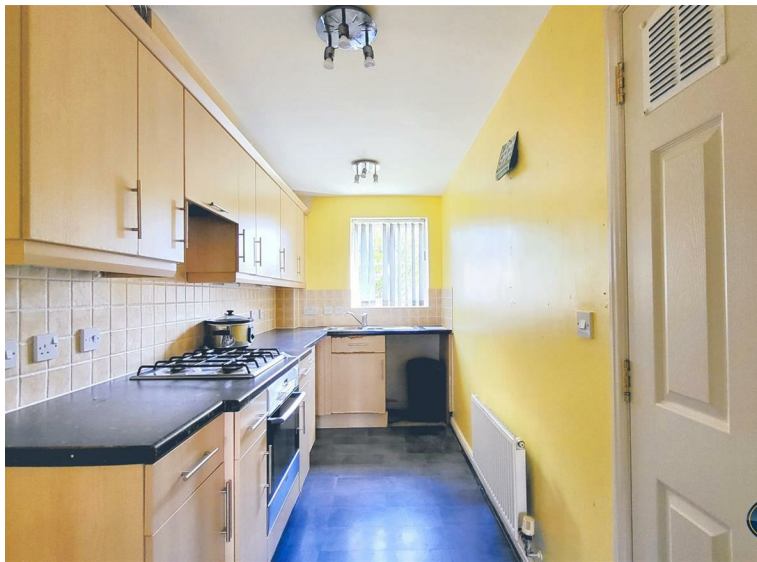
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**Elizabeth Way**  
**Walsgrave CV2 2LN**



**£147,250** | **Bedrooms 2**  
**Bathrooms 2**

Welcome to this ground floor apartment located on Elizabeth Way in the heart of Walsgrave, Coventry. The property does require some TLC, however, boasts a spacious lounge/dinerlounge, kitchen, two comfortable bedrooms, and two modern bathrooms including an en-suite in the master bedroom.

With one reception room, this apartment offers a perfect balance of space for relaxation and entertainment. The property also features a single garage, providing convenient parking for one vehicle at the rear of the property.

Whether you are looking for your ideal first home or considering an investment opportunity, this apartment ticks all the boxes. The location is ideal for those seeking a peaceful neighbourhood while still being close to all amenities.

Don't miss out on the chance to own this apartment in Coventry. Contact us today to arrange a viewing and take the first step towards making this property your new home or investment venture.

**GOOD TO KNOW:**  
 Tenure: Leasehold  
 Vendors Position: No Chain/Corporate Sale  
 Parking Arrangements: Garage & Driving Space at the rear of the property  
 Council Tax Band: A  
 EPC Rating: C  
 Total Area: Approx. 730 Sq. Ft  
 Lease Term: 125 Years  
 Lease Remaining: 105 Years

INTERNAL		Bathroom
Hall		5'7 x 5'5
Lounge/Diner	20' x 13'6	OUTSIDE
Kitchen	13'7 x 5'10	Single Garage
Bedroom 1	11'1 x 10'4	1 Parking Space
En-Suite	6'11 x 5'6	
Bedroom 2	11'2 x 8'	