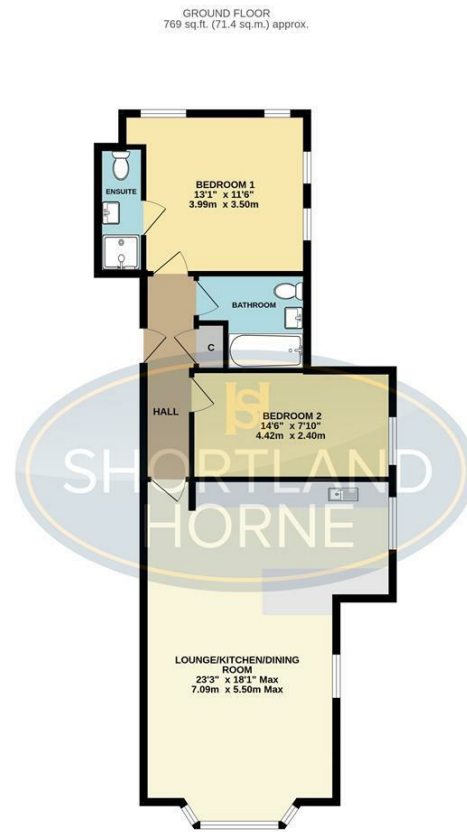


Floor Plan



TOTAL FLOOR AREA: 769 sq ft. (71.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(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

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North Avenue

Elm Bank, Stoke Park CV2 4DH



£285,000 Offers Over | Bedrooms 2 Bathrooms 2

Shortland Horne is pleased to introduce this stunning luxury ground floor apartment within a charming period conversion (originally built in 1800 and converted in 2021). Situated in a secure gated complex, the property offers two allocated parking spaces and communal gardens surrounding the complex.

This delightful apartment boasts a long lease of 997 years and includes a share of the freehold. It features two double bedrooms, one with an ensuite bathroom, and a family bathroom. The standout feature is its exceptional open-plan living area seamlessly integrated with a fully fitted kitchen. Noteworthy attributes include solid oak doors, hardwood flooring, sash windows, and a security intercom system.

The accommodation comprises a hallway from the communal entrance, a storage closet, a luxurious bathroom, a double bedroom, a master bedroom with an ensuite shower room, and an open-plan living area with bay sash windows. The fully fitted kitchen includes Siemens integrated appliances such as a fridge/freezer, washer dryer, dishwasher, oven, and induction hob, complemented by spectre worktops. Zonal underfloor heating throughout the property, controlled by Heatmiser and accessible via mobile phone, adds to the comfort and convenience.

To the front of the property, there are two designated parking spaces and secure gated access with an intercom system. The converted house is surrounded by open grounds adorned with mature trees, ensuring privacy and a serene environment.

We highly recommend a viewing of this exceptional home to fully appreciate its offerings. To arrange a viewing, please contact our friendly team at [contact number].

Stoke Park is a delightful enclave of period and modern homes, uniquely positioned within a beautiful conservation area. This gated development was transformed into luxury apartments in 2021.

Conveniently located near the A444, A46, and M6, this property offers easy access to Fargo, the city centre, and the renowned Warwickshire Shopping

- GOOD TO KNOW:**
 Tenure: Leasehold
 Vendors Position: The vendor has part-exchanged this property
 Parking Arrangements: 2x allocated parking spaces
 Council Tax Band: B
 EPC Rating: C
 Total Area: Approx. 769 Sq. Ft
 Lease Remaining: 997 years

*PLEASE NOTE THAT LEASE, GROUND RENT & OTHER CHARGES ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.



INTERNAL		OUTSIDE
Hall		2 Allocated parking spaces
Lounge/Kitchen/Dining Room	23'3 x 18'1 (max)	Communal Gardens
Bedroom 1	13'1 x 11'6	
En-Suite		
Bedroom 2	14'6 x 7'10	
Bathroom		