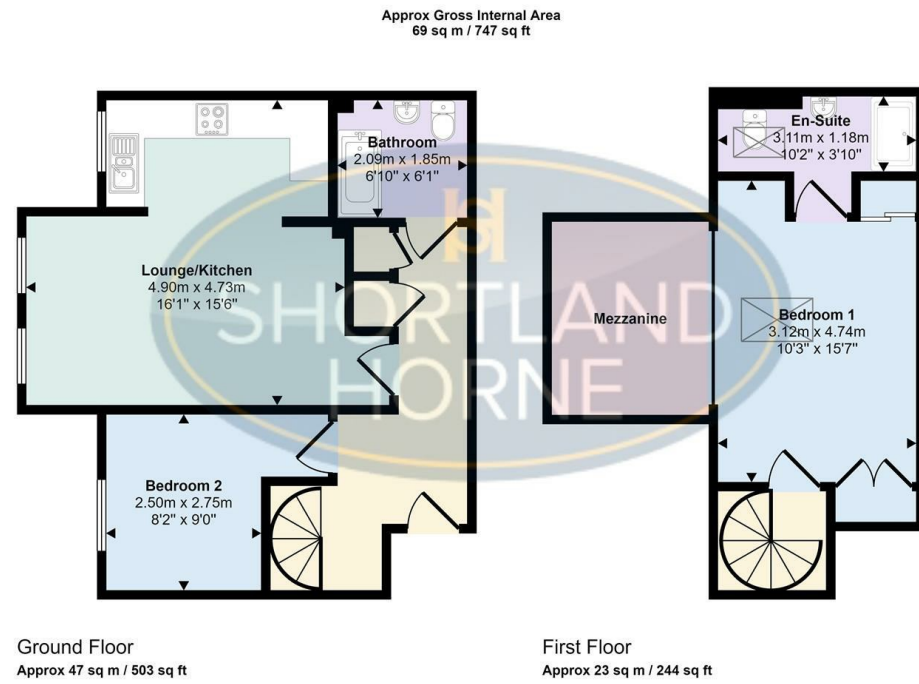


Floor Plan



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.

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

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Thackhall Street
Stoke CV2 4NX



£125,000 Offers Over

Bedrooms 2 Bathrooms 1

Enter through the communal entrance and ascend to the second floor of this well-maintained apartment block. As you step through the front door, you'll be welcomed into a spacious and modern duplex apartment that offers contemporary living across two levels. The bright and airy open-plan lounge and kitchen area provides an ideal space for both relaxation and entertaining. The kitchen is well-equipped with ample storage and space for your essential appliances.

On the lower level, there is a generously sized bedroom, complete with a fitted wardrobe offering excellent storage solutions. A well-appointed bathroom is also located on this floor, ensuring convenience and privacy for guests or family members.

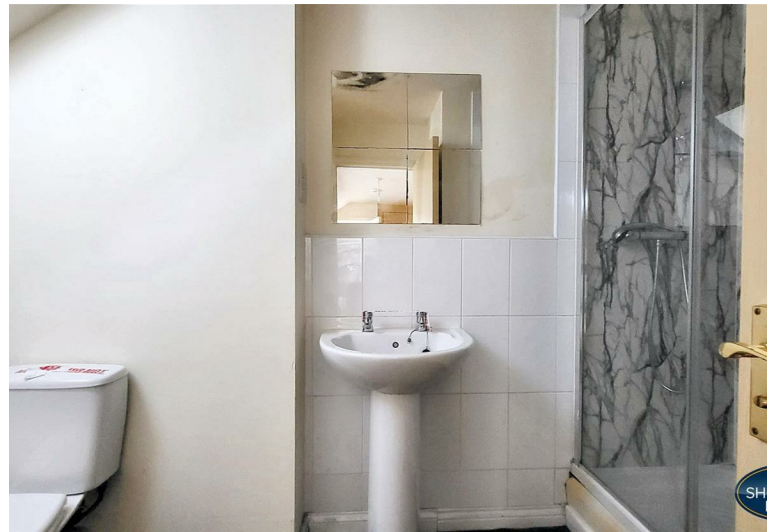
A striking metal spiral staircase, located in the hallway, leads to the upper level. Here, you'll find the master bedroom, which overlooks the lounge and kitchen below, giving the space a unique and open feel. This spacious master suite includes built-in storage and its own en-suite bathroom, offering both comfort and privacy.

Outside, the property comes with a dedicated parking space, providing secure off-street parking. With its modern design, distinctive features, and practical layout, this duplex apartment is ideal for professionals or couples looking for stylish living.

Central Coventry and the bus station are just one mile away, while the railway station is 1.5 miles away. Local amenities include shops such as Ball Hill shopping centre, the University Hospital, and access to the A444 for convenient travel in and around the city.

GOOD TO KNOW:
Tenure: Leasehold
Vendors Position: No Chain
Parking Arrangements: 1x Allocated parking space
Council Tax Band: A
EPC Rating: C
Total Area: Approx. Sq. Ft
Lease Term: 150 Years
Lease Remaining: 130 Years
Annual Ground Rent: TBC
Annual Service Charge: TBC

***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.**



Communal Hallway
Stairs to Second Floor of Apartment Block
Apartment Front Door
DOWNSTAIRS
Hallway
Lounge/Kitchen
Bedroom 2
Bathroom

UPSTAIRS
Bedroom 1
En-Suite
OUTSIDE
1 Allocated Parking Space