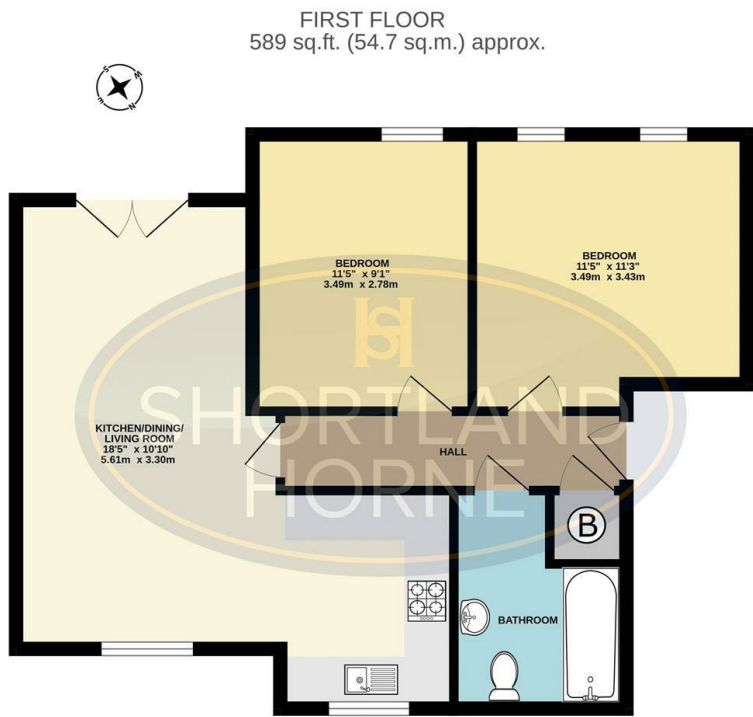
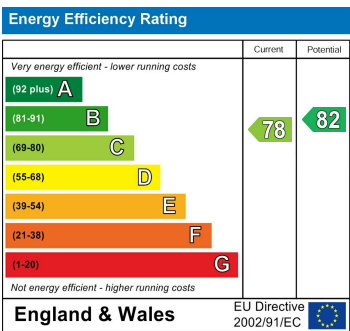


Floor Plan



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operability or efficiency can be given.
Made with Measure 6/2025

EPC



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

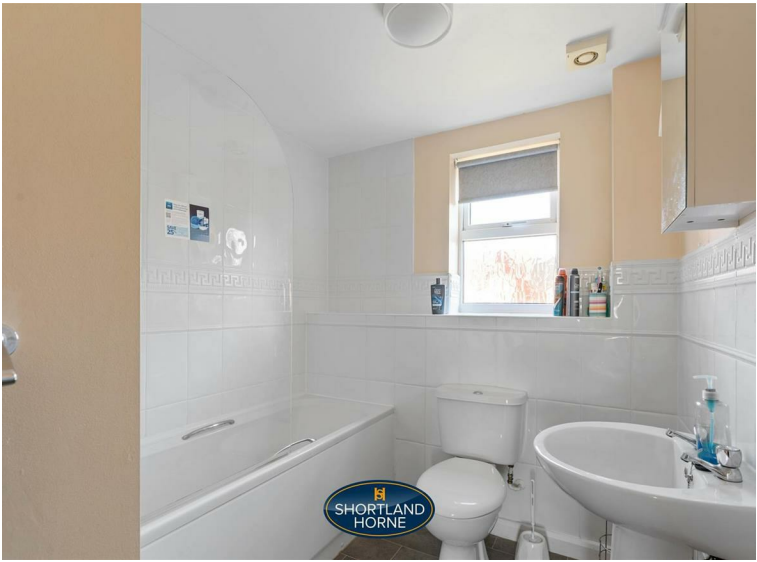
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Florence Road
Binley CV3 2AL



£150,000 | Bedrooms 2 Bathrooms 1

Located on desirable Florence Road in Binley, Coventry, this well presented, two-bedroom second floor apartment presents an excellent opportunity for both first-time buyers and savvy investors. Built in 2005, the property boasts a modern design and is offered for sale with no chain, ensuring a smooth and efficient purchasing process.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, ideal for accommodating a small family or for use as a home office. The bathroom is conveniently located, catering to the needs of everyday living.

The property is in proximity to the University Hospital Coventry and Warwickshire (UHCW), making it an attractive option for those working in the healthcare sector. Additionally, the apartment currently achieves a rental income of £850 per calendar month, highlighting its potential as a lucrative investment.

With its modern amenities and prime location, this purpose-built apartment is a fantastic choice for anyone looking to enter the property market or expand their investment portfolio. Do not miss the chance to view this delightful home that combines convenience and comfort in one appealing package.

GOOD TO KNOW:
Tenure: Leasehold
Vendors Position: No chain
Parking Arrangements: One allocated parking space
Council Tax Band: A
EPC Rating: C
Total Area: Approx. 589 Sq. Ft
Monthly Service Charge: £220
Lease Remaining: 104 years



Hallway	
Bedroom 1	11'5" x 11'3"
Bedroom 2	11'5" 9'1"
Kitchen / Dining / Living Room	18'4" x 10'9"
Bathroom	