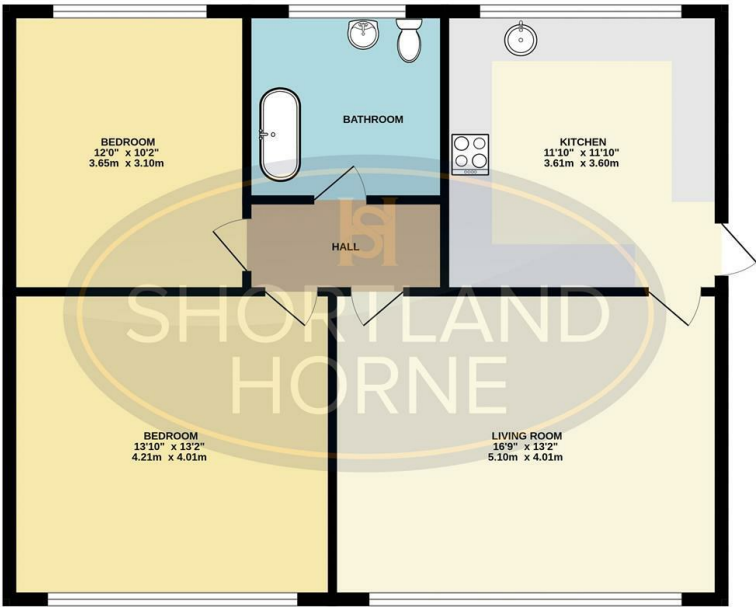


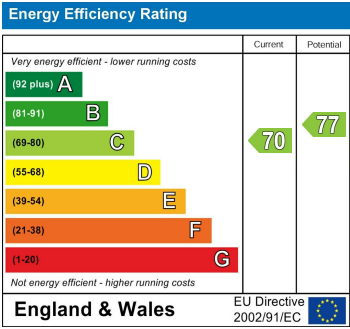
Floor Plan

GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 is given to their operability or efficiency can be given.  
Made with Metagis 02025

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

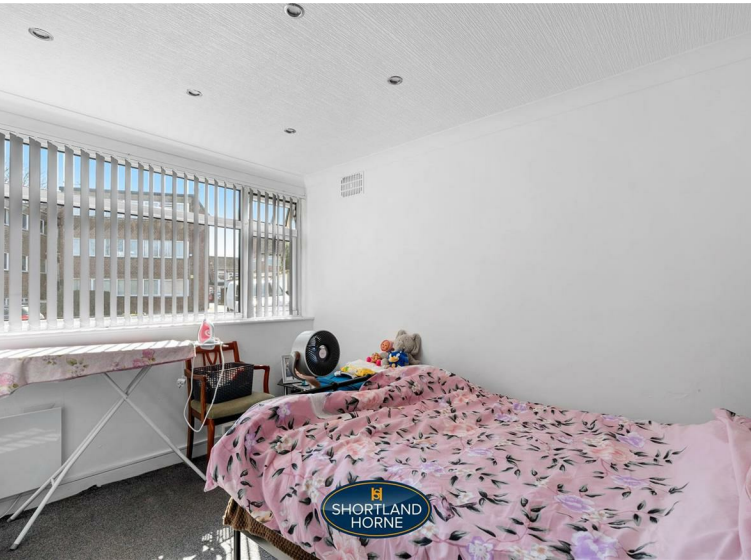
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HORNE**

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**Balmoral Close**  
**CV2 3BG**





£127,500

Bedrooms 2  
Bathrooms 1

Welcome to this well presented ground floor flat located on Balmoral Close in Coventry. This purpose-built apartment offers a delightful living space, perfect for first-time buyers or those seeking a sound investment opportunity.

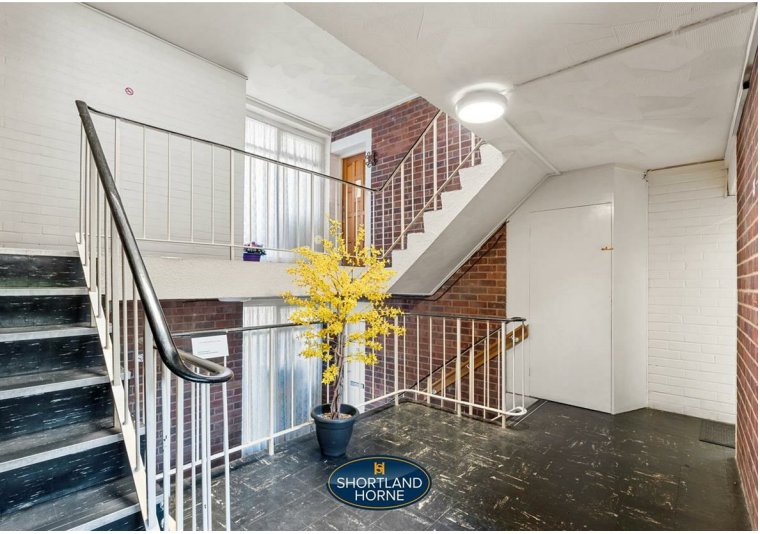
The flat features a welcoming reception room that provides a comfortable area for relaxation and entertaining. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it an ideal home for individuals or small families. The kitchen is functional and ready for your culinary adventures, while the bathroom is conveniently situated to serve both bedrooms and guests alike.

Residents will appreciate the communal grounds, which provide a pleasant outdoor space to enjoy fresh air and greenery. Additionally, the property benefits from recent damp proofing and has its own car park, ensuring that parking is hassle-free.

Situated close to the University Hospital Coventry and Warwickshire (UHCW), this location is particularly appealing for healthcare professionals or students. The surrounding area boasts a variety of local amenities, making daily life convenient and enjoyable.

This flat presents an excellent opportunity to enter the property market in a desirable area of Coventry. With its practical layout and prime location, it is not to be missed. We invite you to come and view this lovely apartment and envision the possibilities it holds for you.

GOOD TO KNOW:  
Tenure: Leasehold with share of the the freehold  
Vendors Position: No chain  
Parking Arrangements: Car park  
Council Tax Band: A  
EPC Rating: C  
Total Area: Approx. 766 Sq. Ft  
Monthly Service Charge: £60 pcm  
Lease Remaining: 173 years  
Current Rental Income: £900 pcm.  
Available from 31st August 2025



Kitchen	11'10" x 11'9"
Hall	
Bathroom	
Living Room	16'8" x 13'1"
Bedroom 1	13'9" x 13'1"
Bedroom 2	11'11" x 10'2"