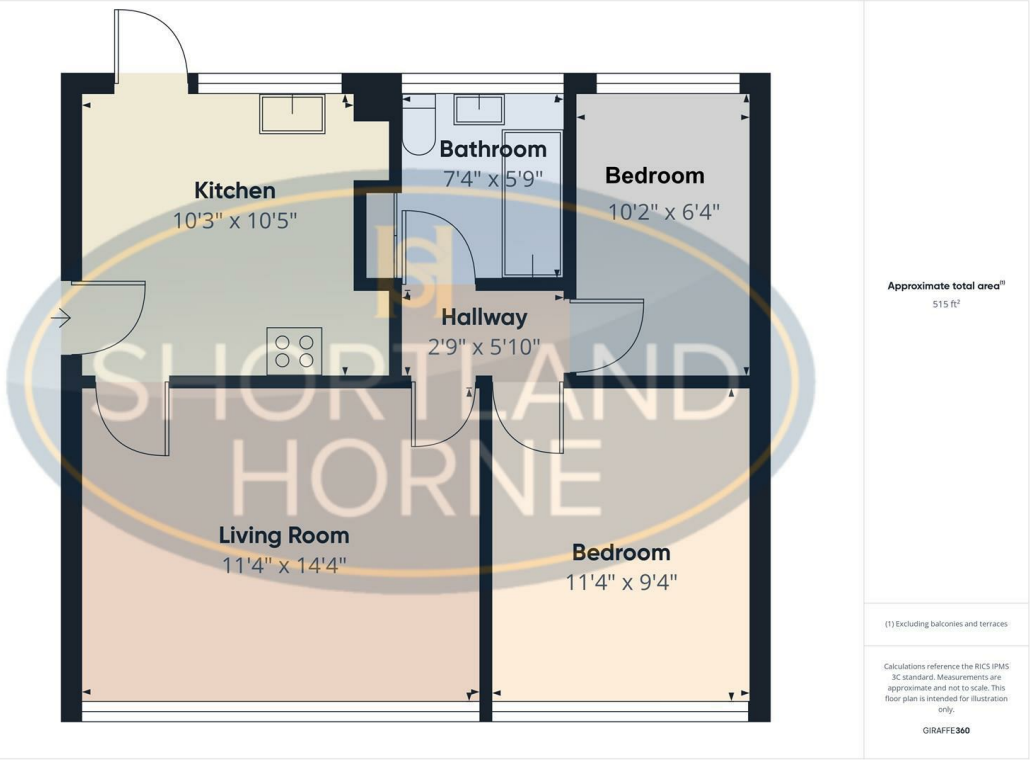
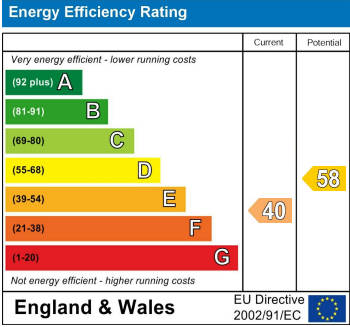


Floor Plan



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

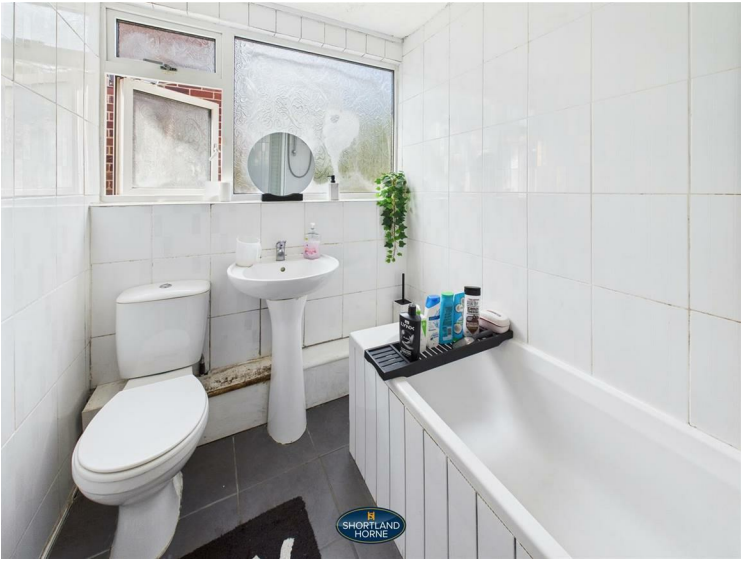
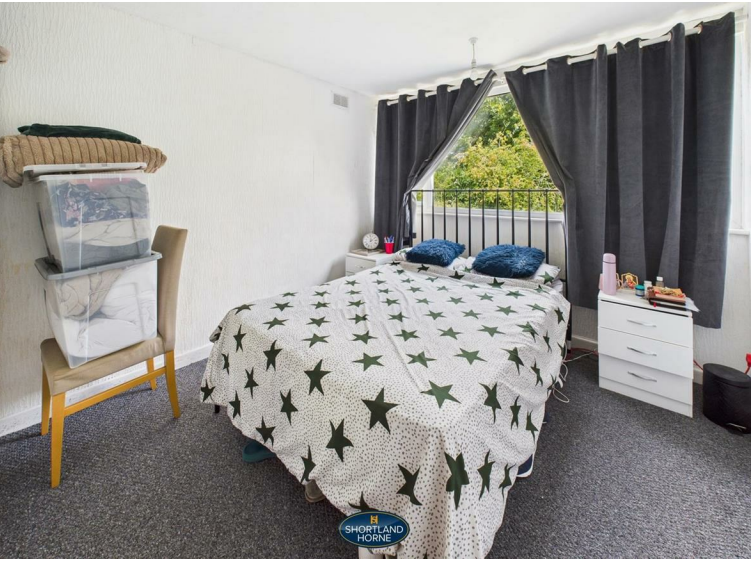
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Balmoral Close
Wyken CV2 3BG



£110,000

Bedrooms 2
Bathrooms 1

Nestled in the tranquil setting of Balmoral Close in Wyken, Coventry, this charming flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home. The flat features a welcoming reception room, providing an ideal space for relaxation or entertaining guests.

Situated in a peaceful neighbourhood, residents can enjoy the benefits of local amenities, parks, UCHW and excellent transport links, making it easy to explore the wider Coventry area. This flat presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-maintained home.

Whether you are a first-time buyer or seeking a rental opportunity, this flat in Balmoral Close is certainly worth considering.

GOOD TO KNOW:
Tenure: Leasehold
Vendors Position: No chain
Parking Arrangements: Car park
Council Tax Band: A
Ground Rent: £50.00 pcm
EPC Rating: E
Total Area: Approx. 766 Sq. Ft
Lease Remaining: 127 years

Lounge	11'4 x 14'4
Kitchen	10'3 x 10'5
Bedroom One	11'4 x 9'4
Bedroom Two	10'2 x 6'4
Bathroom	7'4 x 5'9
Outside	