
SHORTLAND HORNE
Trusted Property Experts
Tawny Grove
Canley CV4 8NL
SHORTLAND HORNE

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* NO CHAIN ** IDEAL FIRST TIME BUY OR INVESTMENT** SOUGHT AFTER LOCATION ** MODERNISED THROUGHOUT ** ALLOCATED PARKING ** PRIVATE GARDEN **

A superb opportunity to purchase this luxury ground floor modern maisonette, situated within a highly sought after location convenient for Warwick University, local amenities, key road networks and Canley Train Station. This property would make a fantastic family home or a great investment opportunity.

Offering modern and open plan living accommodation throughout, in brief the property features: Entrance hall leading to a spacious Lounge/Kitchen/Dining Room with patio doors taking you to the private garden. The Kitchen/Dining Room consists of a range of wall and base units with integrated oven and four ring gas hob and extractor hood, as well as space for further appliances. Following from this you will find two spacious double bedrooms and a family bathroom with shower over.

Externally to the rear you will find a private low maintenance garden with side access to the front of the property.

To the front you will find one allocated parking space.

An internal inspection is highly recommended to appreciate all that this property has to offer.

Additional Information:
Vendors Position: No Chain
Lease Of Length Remaining: We have been informed the the property is on a Tyneside Lease with 990 years remaining.
Ground Rent: £71 per annum
Service Charge: £0
EPC Rating: B

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR

selling quality
property since 1995






TICKET TO RIDE
SCRABBLE






SHORTLAND
HORNE







Dimensions

Entrance Hall

Lounge
3.85m x 4.05m

Kitchen/Diner
4.19m x 4.04m

Bedroom One
3.00m x 3.68m

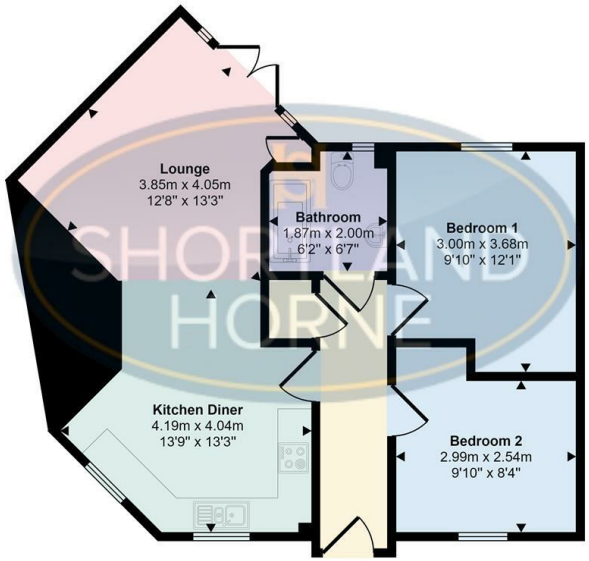
Bedroom Two
2.99m x 2.54m

Bathroom
1.87m x 2.00m

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Floor Plan

Approx Gross Internal Area
57 sq m / 611 sq ft



Floorplan

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.

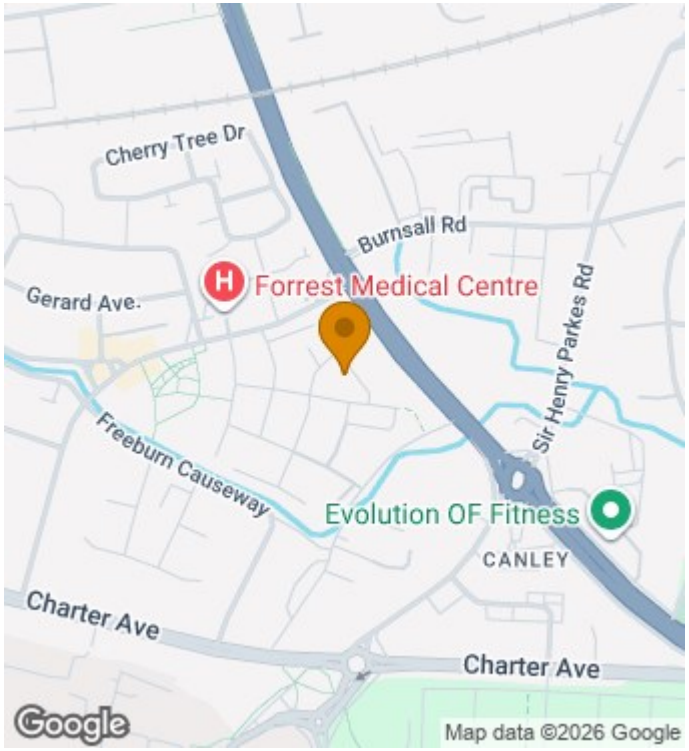
Total area: 611.00 sq ft

Disclaimer

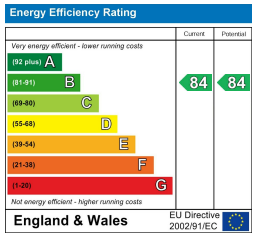
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

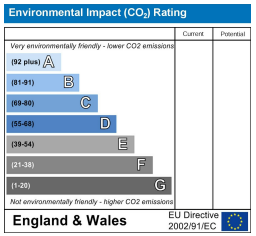
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC





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