
SHORTLAND HORNE
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SHORTLAND HORNE
Leaf Court, Fenside Avenue
Styvechale CV3 5QJ

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* REDECORATED & CARPETED 1 BEDROOM SECOND FLOOR APARTMENT * NO UPWARD CHAIN * ALLOCATED CAR PARKING SPACE

Welcome to this charming second-floor flat located along Fenside Avenue in the desirable area of Styvechale, Coventry. This purpose-built apartment offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a low-maintenance living space or for a Buy To Let investment.

Upon entering, you will find an entrance hall through to the bay windowed lounge that has been tastefully redecorated, providing a fresh and inviting atmosphere through to the fitted kitchen. The apartment features a spacious double bedroom, ensuring a restful retreat at the end of the day and the bathroom is functional and well-maintained, catering to all your daily needs with shower.

One of the standout features of this property is the allocated parking space, a rare find in many urban settings, allowing for hassle-free parking. Additionally, the absence of any upward chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly.

Conveniently located near local amenities, parks, and excellent transport links, via A45/ A46 to Warwick, the apartment is well-connected to the wider Coventry area and Jaguar LandRover, Whitley.

The property is Leasehold on an extended 155 year lease with 149 years remaining. The residents own the Freehold with a Maintainance Charge of £83.33 per per month including Building Insurance and no Ground Rent.
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
We wish to advise that the seller of this property is related to an employee of Shortland Horne.

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Dimensions

ENTRANCE HALL
4.88m x 1.24m

BAY WINDOWED LOUNGE
3.61m x 2.77m

FITTED KITCHEN
2.51m x 1.60m

DOUBLE BEDROOM WITH BUILT IN WARDROBE
3.35m x 2.72m

BATHROOM WITH SHOWER
3.25m x 1.35m

ALLOCATED CAR PARKING SPACE

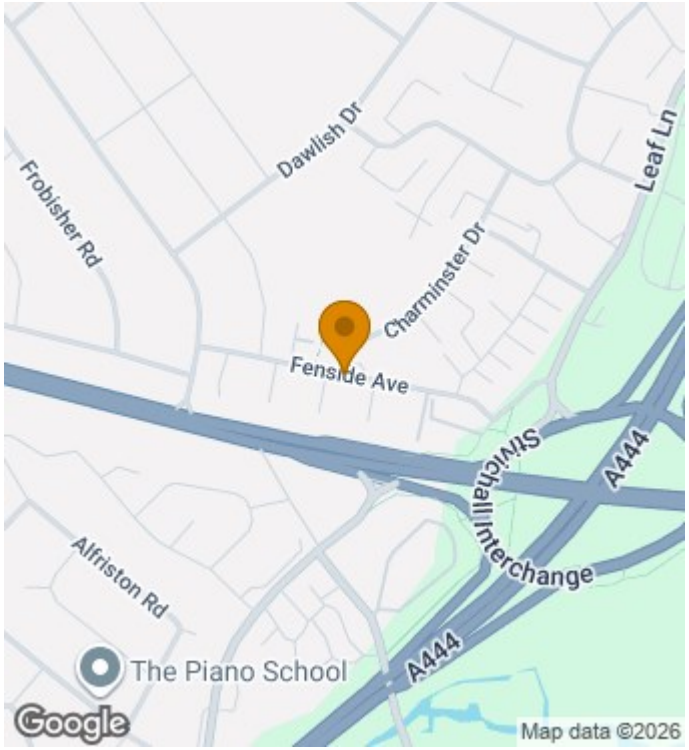
COMMUNAL GARDENS

NO UPWARD CHAIN

Floor Plan



Location Map



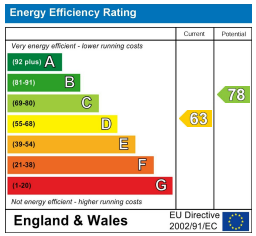
Total area: 328.00 sq ft

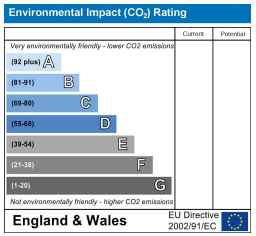
Disclaimer

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.

EPC





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