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Warwick Road
City Centre CV3 6AG

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Shortland Horne are pleased to offer for sale this beautifully presented one bedroom third-floor apartment situated within Rodborough House, an impressive gated development on Warwick Road, ideally positioned for Coventry Railway Station and the city centre.

The apartment offers modern, well-proportioned accommodation finished to a high standard throughout.

From the entrance hallway, you are welcomed into a spacious open-plan kitchen, living and dining area, offering plenty of room for both relaxing and entertaining. The contemporary kitchen is fitted with a range of high-gloss units, contrasting work surfaces and integrated appliances, while the generous living area comfortably accommodates both lounge and dining furniture.

The double bedroom is a good size and benefits from fitted mirrored wardrobes, while the stylish bathroom is fully tiled and fitted with a modern white suite with walk in shower.

Rodborough House is set within a secure gated development with CCTV to the front entrance and lift access to all floors. A particularly useful benefit is the apartment's designated parking space, with additional visitor parking also available within the development.

The apartment further benefits from the remainder of the original 10-year BuildZone warranty and a long lease with approximately 998 years remaining.

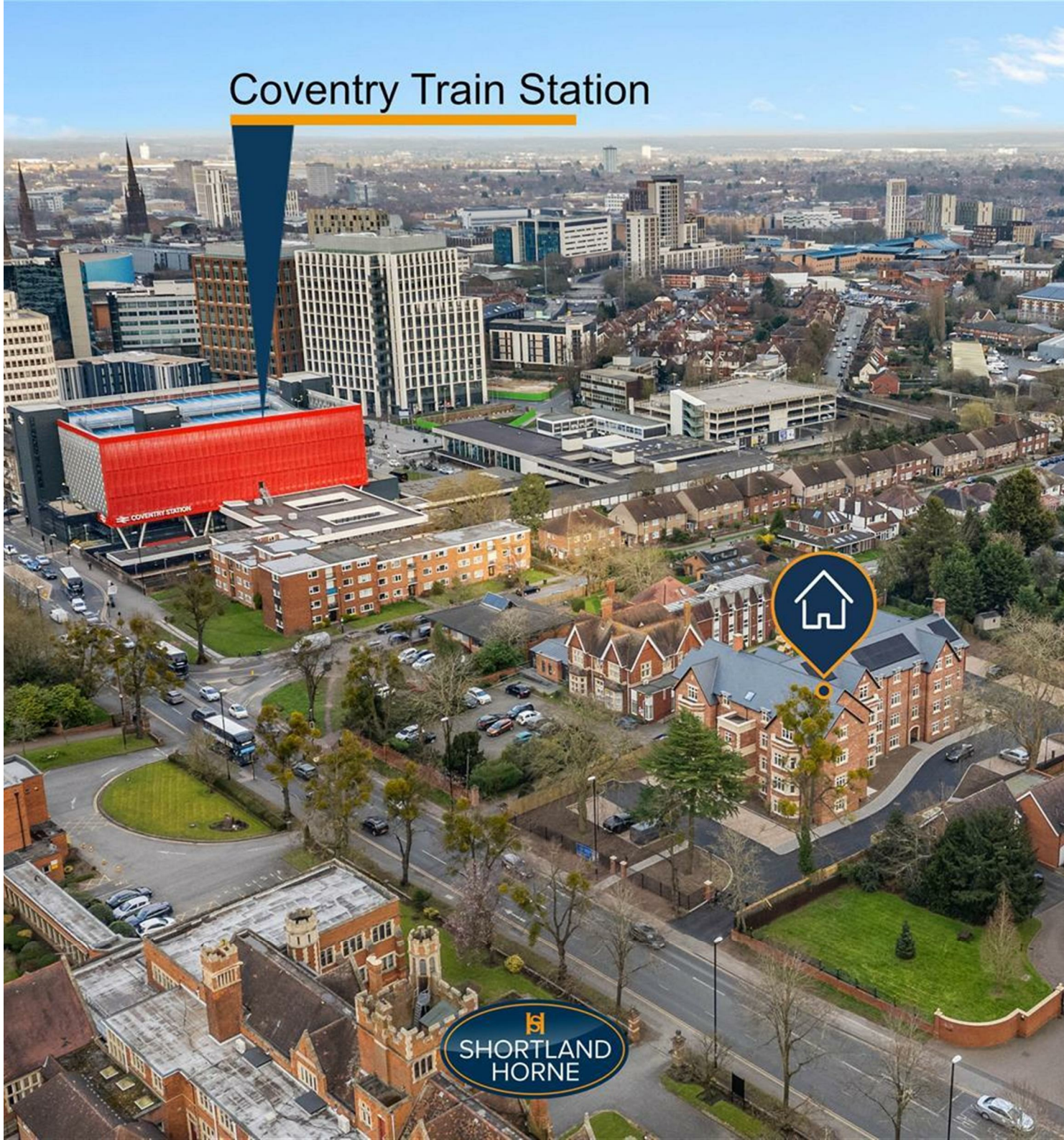
With its modern accommodation, secure parking and excellent transport connections, the property would make an ideal purchase for first-time buyers, professionals, investors or those looking to downsize.

Location – Rodborough House occupies a highly convenient position on Warwick Road, within easy reach of Coventry city centre and particularly well placed for Coventry Railway Station, providing direct rail connections to Birmingham, London and other major destinations.

The city centre is approximately half a mile away, offering a wide range of shops, restaurants, leisure facilities and cultural attractions. The property is also well positioned for access to the A45 and A46, providing convenient connections across Coventry and beyond.

An internal viewing is highly recommended to appreciate the standard of accommodation and convenient location this apartment has to offer.

selling quality
property since 1995



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Dimensions

Entrance Hallway
3.25m x 1.07m

Kitchen/Living Area
5.05m x 5.54m

Bedroom
3.30m x 3.33m

Family Bathroom
2.18m x 1.68m

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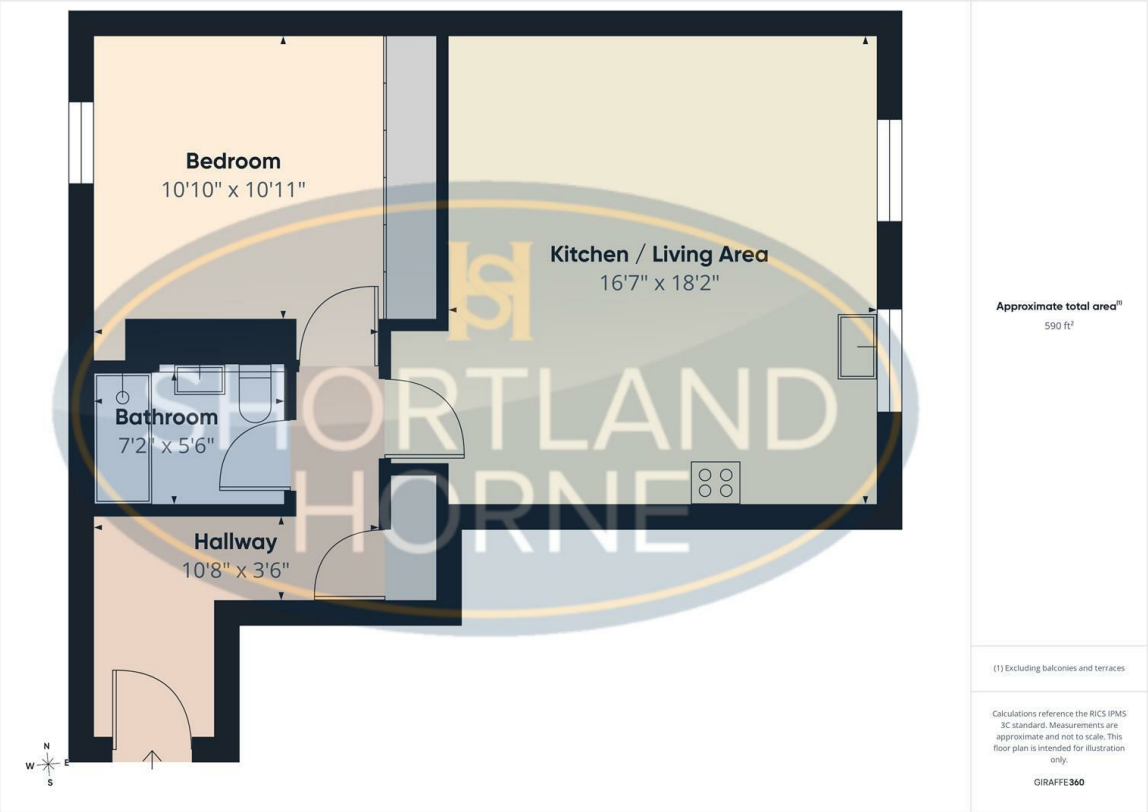
Floor Plan



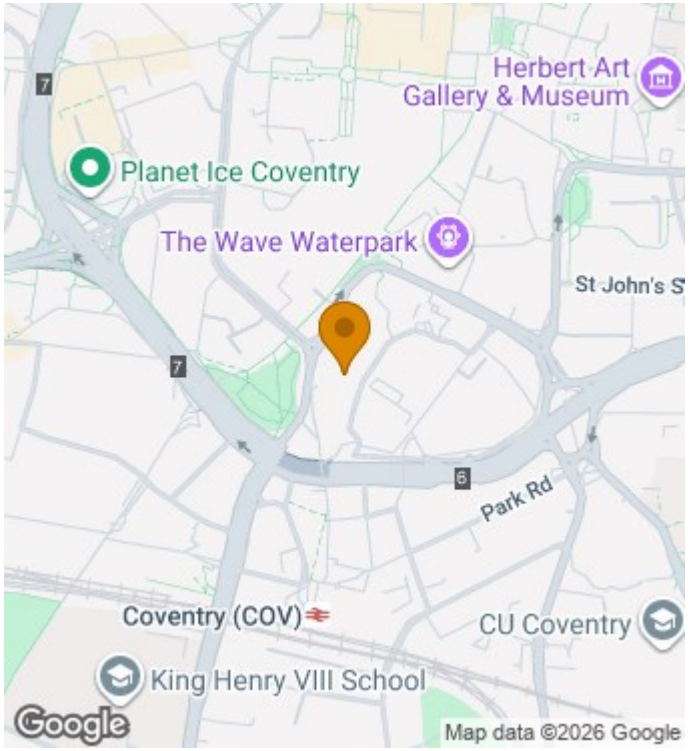
Total area: sq ft

Disclaimer

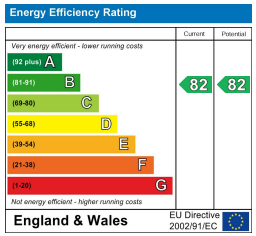
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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

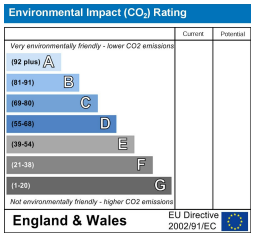
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers 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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