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Charminster Drive
CV3 5AE

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* EXTENDED 180 YEAR LEASE * WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT * GAS CH & DOUBLE GLAZED * REFITTED KITCHEN & REFURBISHED SHOWER ROOM * VIEWING HIGHLY RECOMMENDED

Nestled in the charming area of Styvechale, Coventry, to the south of the city, this well-presented first-floor flat on Charminster Drive offers a delightful living experience. Boasting two spacious bedrooms, this property is perfect for individuals or small families seeking comfort and convenience.

As you enter, you are welcomed into an entrance hall with balcony overlooking the lawn communal gardens. The attractive lounge/ diner provides a lovely view down Gregory Hood Road, creating a bright and inviting atmosphere. The flat features a refitted kitchen, which is both modern and functional with hob and oven making it an ideal space for culinary enthusiasts.

With a well-appointed bathroom with walk in shower cubicle, this flat meets all the essential needs for daily living. The property benefits from an extended lease of 180 years, providing peace of mind for future ownership.

Viewing is highly recommended to fully appreciate the charm and potential of this lovely flat which is currently occupied and well presented by the current occupier. Whether you are looking to invest or find a new home, this property is sure to impress.

The Leasehold flat has an extended Lease of 215 years with 180 remaining with the Service Charge £890 per annum reviewed on a annual basis in April.

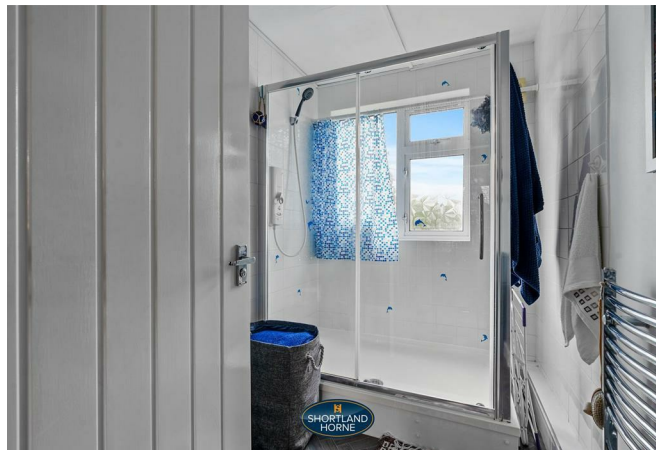
PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BALCONY
OVERLOOKING THE
REAR LAWN
COMMUNAL
GARDENS

SPACIOUS LOUNGE/
DINER

4.92 x 4.05

REFITTED KITCHEN
WITH HOB & OVEN

3.04 x 2.50

INNER HALL

BEDROOM ONE

4.21 x 3.00

BEDROOM TWO

3.55 x 2.80

SHOWER ROOM

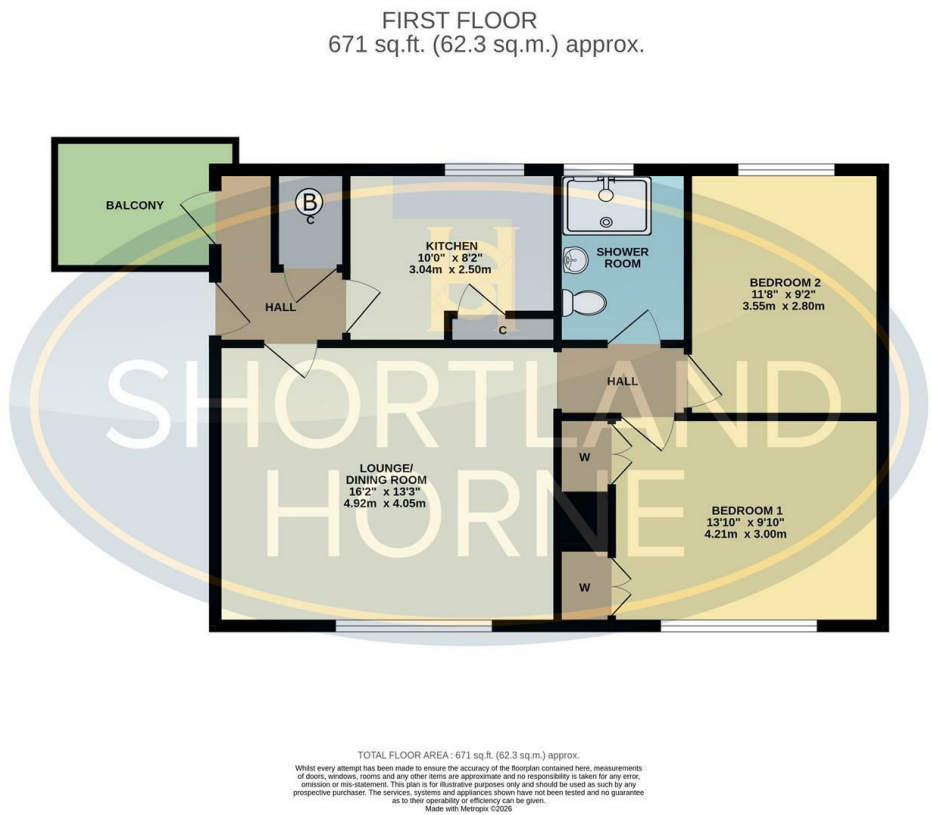
ON STREET PARKING

LAWN COMMUNAL
GARDENS

VIEWING HIGHLY
RECOMMENDED

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Floor Plan



Total area: 671.00 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

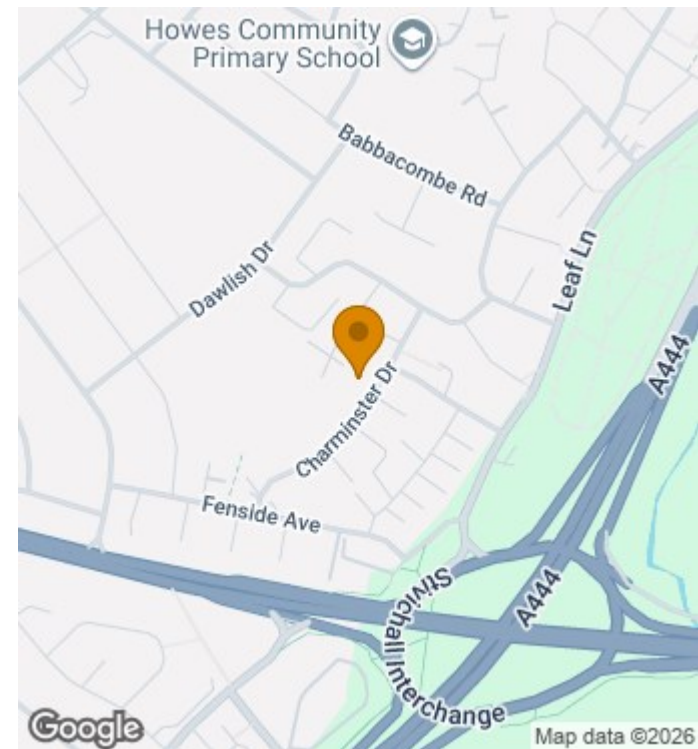
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

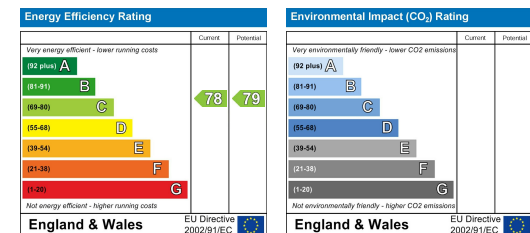
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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