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66 Earlsdon Street
Earlsdon CV5 6EJ

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CV5 6EJ £1,350 PCM

Shortland Horne are pleased to offer this pristine, part furnished two bedroom luxury apartment nestled in the heart of the vibrant Earlsdon Street in the newly developed Stoneleigh House. Boasting contemporary design and top-of-the-line furnishings.

Every detail within this apartment exudes style and comfort, from the designer kitchen fixtures to the sumptuous textures of the living spaces. Natural light floods each room, highlighting the apartment's sleek lines and refined palette. The property briefly comprises; private entrance with staircase rising to the apartment, internal hallway, open plan lounge / kitchen with high quality fitted appliances, shower room with low level W.C, vanity wash basin and shower finished in modern ceramics. The two double bedrooms benefit from fitted wardrobe units.

Location is paramount, and this property doesn't disappoint. Situated on a bustling high street, you're just a stroll away from an array of gourmet eateries, local coffee shops and the War Memorial Park. For those on the go, the railway station is within easy reach. Coventry city centre and Warwick University are also conveniently accessible, making this an ideal home for professionals.

AVAILABLE NOW | EPC RATING: C | COUNCIL TAX BAND: To be confirmed by the Valuation Office Agency | COMPANY LETS CONSIDERED

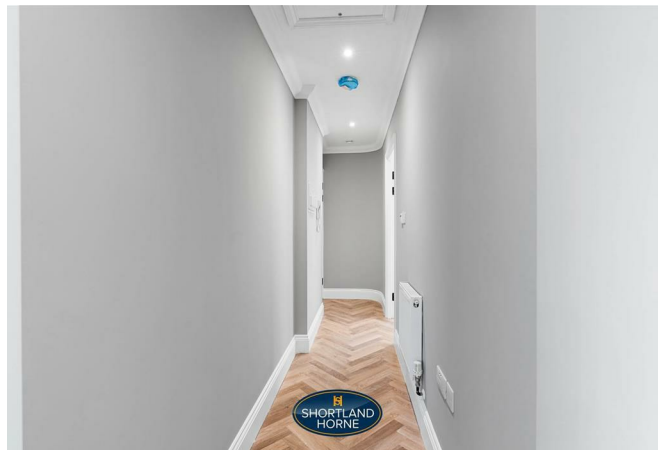
selling quality
property since 1995



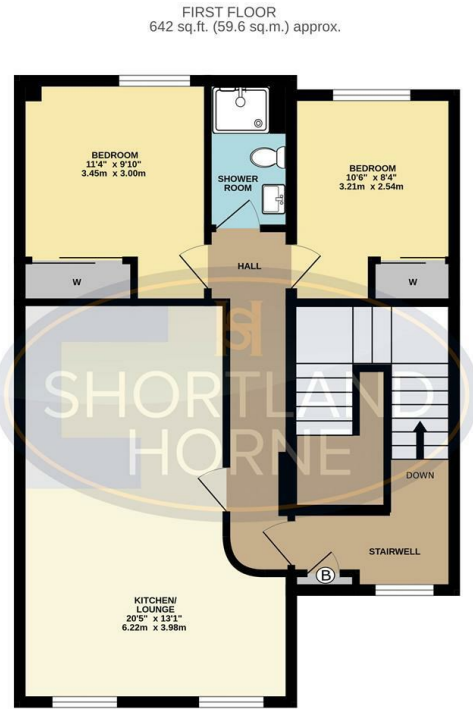





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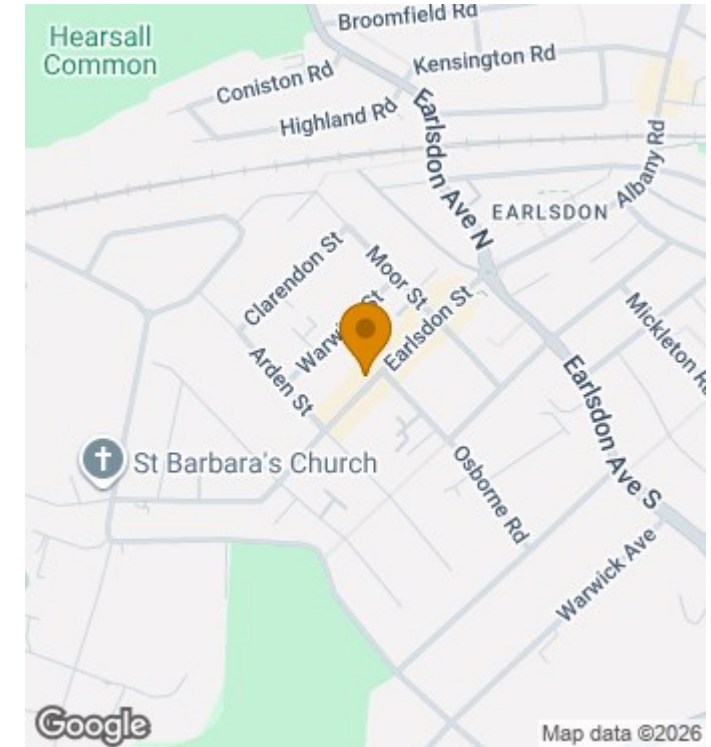


Floor Plan



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	73	73	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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 Home.

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 Home 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 Home 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 Home'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 Home 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.



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