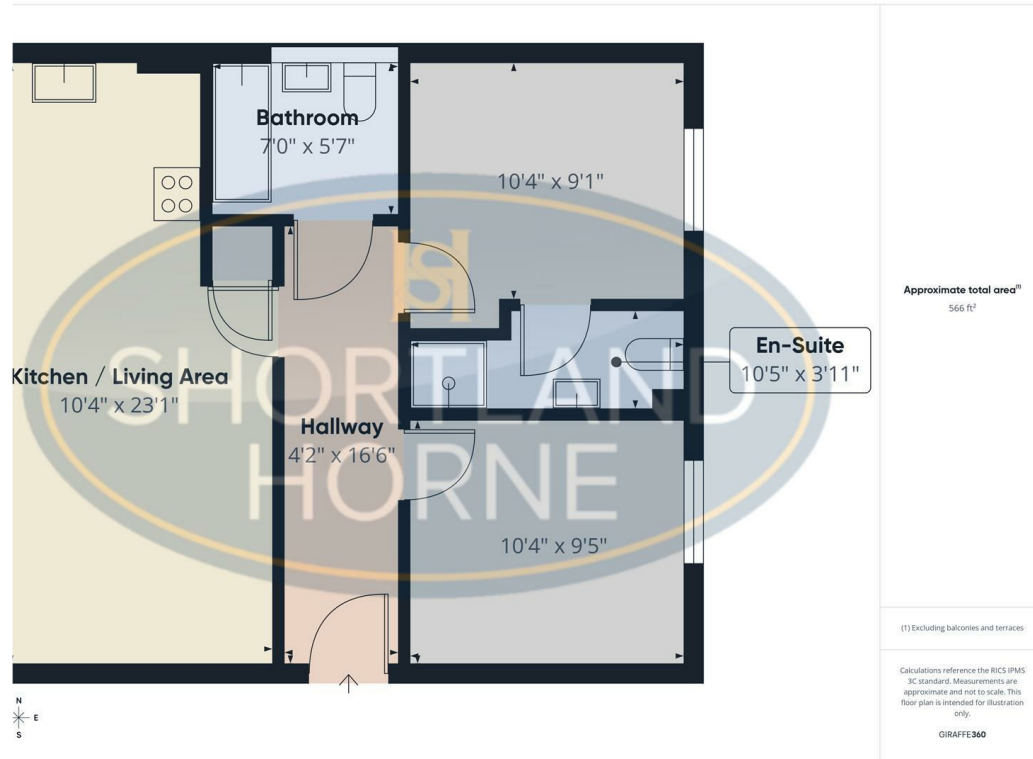


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 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.

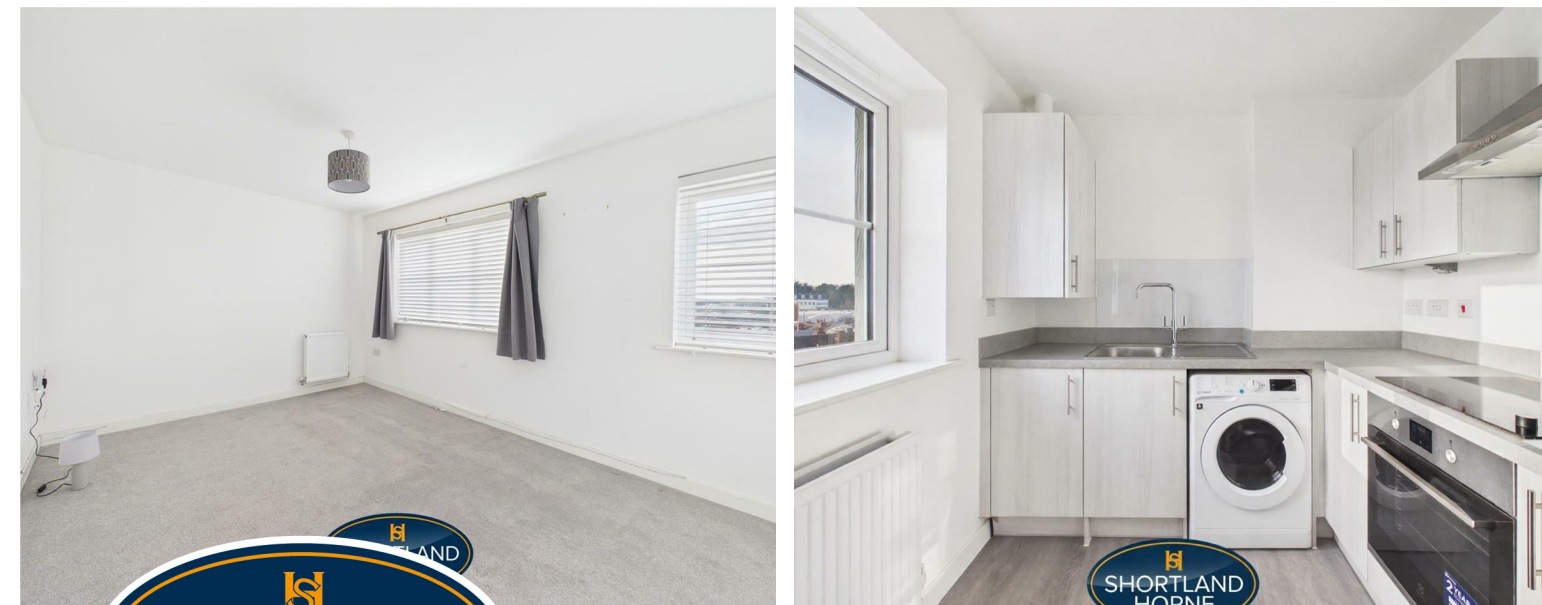
Appliances

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.



Shortland Horne Walsgrave Branch
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

email: sales@shortland-horne.co.uk

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Chelmsford Drive

CV6 5QA



£140,000 Offers Over

Bedrooms 2 Bathrooms 2

OFFERING A GROSS YIELD OF APPROXIMATELY 8% (£950 PCM)...

The star of the show is the open plan living and kitchen area, a space designed for real life rather than rigid formality. Here, cooking, relaxing, chatting, and unwinding all blend together naturally. The kitchen itself is modern and practical with built in appliances neatly integrated, meaning everything you need is right where it should be without disrupting the flow of the room. You can imagine the rhythm of daily life playing out here quite easily. Mornings begin with coffee brewing while daylight pours in through the windows, and evenings become a relaxed affair with dinner simmering on the hob while friends lounge nearby with a glass of wine and good conversation. The openness of the room creates a sociable atmosphere that makes even the most ordinary evenings feel just a little bit special.

The two bedrooms sit quietly away from the living space, each offering a peaceful place to retreat when the day winds down. The main bedroom is a comfortable and relaxing sanctuary, the kind of room where lazy Sunday mornings stretch a little longer than planned. The second bedroom is wonderfully flexible and could easily serve as a guest room, a home office, or a hobby space depending on what life requires. Whether welcoming visiting friends, working from home, or simply needing that extra room to breathe, the space adapts easily. Two bathrooms add another layer of practicality, making busy mornings smoother and giving guests their own space when they stay over.

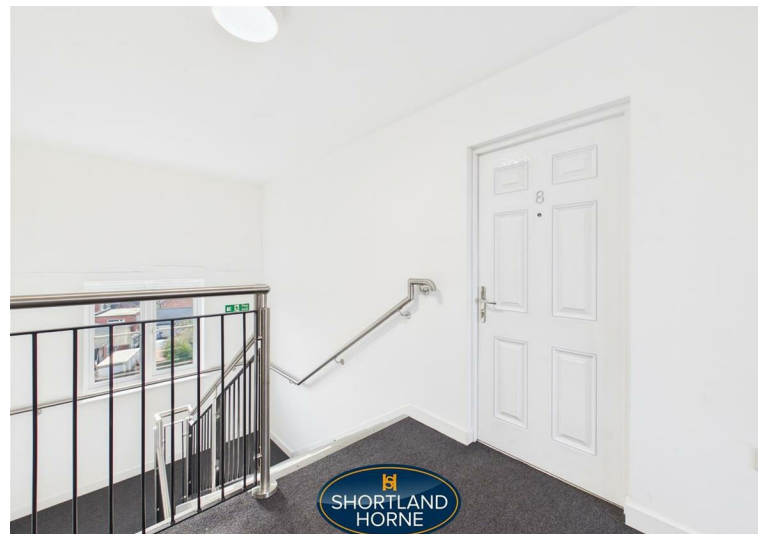
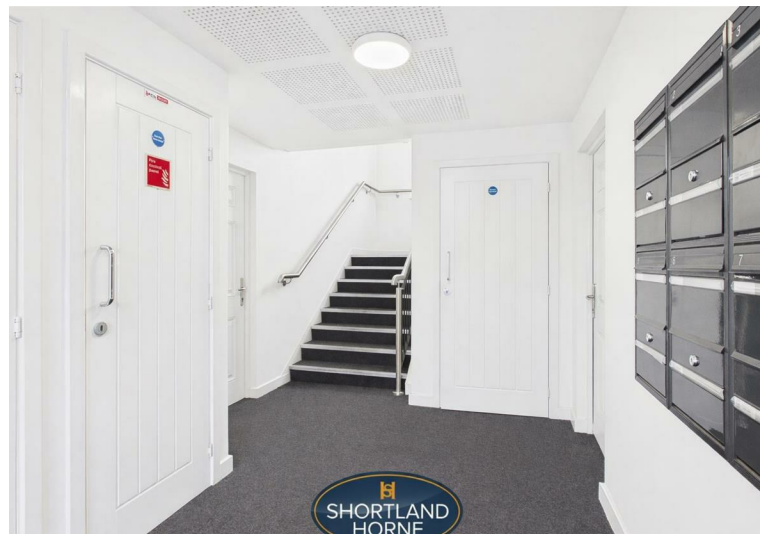
A pleasant surprise awaits above as well. A loft hatch reveals additional storage space that is partially boarded and fitted with lighting and a ladder, something rarely found in apartment living. It is ideal for neatly tucking away suitcases, seasonal decorations, and the bits and pieces that you want to keep but do not necessarily want in everyday sight.

Outside, the apartment also benefits from a designated numbered parking space complete with a parking guard, meaning the small victory of always knowing exactly where you will park when you arrive home is yours to enjoy.

The surrounding area adds even more appeal. Chelmsford Drive sits within a friendly and established part of the city where day to day life feels convenient and well connected. Everyday essentials are close by along Holbrook Lane and Jubilee Crescent, where you will find supermarkets, shops, cafés, and handy local services. Families appreciate the range of well regarded schools nearby, while green space is just a short stroll away at Edgwick Park, a pleasant spot for a walk, a run, or simply a quiet moment outdoors.

For commuters and travellers, the connections are excellent. Coventry Railway Station is around fifteen minutes away by car and offers regular direct services to Birmingham in around twenty five minutes and London in just over an hour. Road access is equally straightforward, with the A444 and M6 both close by, making travel across the region refreshingly simple.

With approximately 994 years remaining on the lease and combined ground rent and service charges of around £1200 per year, this apartment offers reassuring practicality alongside its charm. Bright, modern, and easy to live in, it is the sort of home that quietly fits around your lifestyle and makes everyday living feel just that little bit easier.



GROUND FLOOR

Communal Entrance with Stairs to 3rd Floor

INTERNAL

Hallway

Living Room/Kitchen

Bedroom 1

En-Suite

Bedroom 2

Bathroom

OUTSIDE

Dedicated Parking Space