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Allesley Old Road
CV5 8EH

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SOLD WITH NO ONWARD CHAIN | IDEAL FOR FIRST TIME BUYERS & INVESTORS

Situated in a highly desirable and convenient central location, this beautifully presented and modern apartment offers an excellent opportunity for both first time buyers and investors alike.

Enjoying the benefit of being just a short walk from the city centre, the property is ideally positioned for easy access to a fantastic range of shops, cafés, restaurants, bars and everyday amenities. The location also offers excellent convenience for those needing access to public transport, making it ideal for commuters and anyone looking to enjoy the convenience of city centre living.

The accommodation is well presented throughout and briefly comprises a contemporary open plan kitchen/living area, a comfortable double bedroom and a modern shower room.

Externally, the property further benefits from well maintained communal gardens and

selling quality
property since 1995




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Dimensions

HALLWAY
1.83m x 2.01m

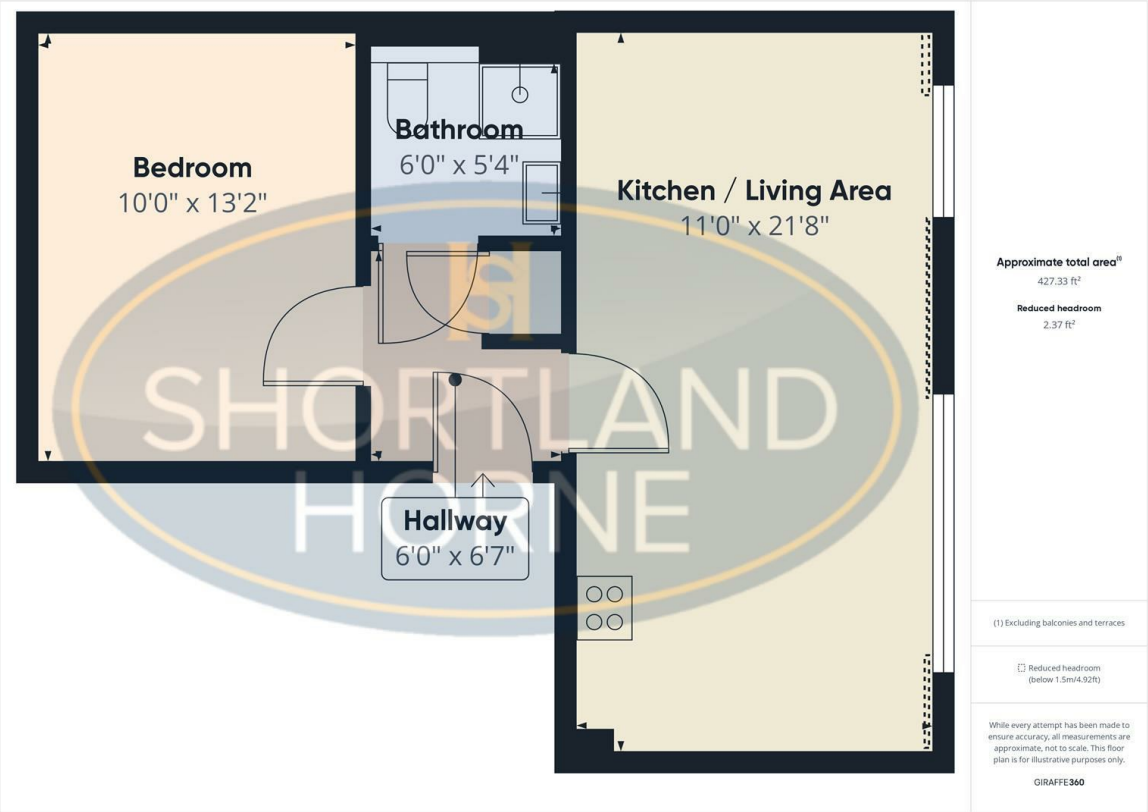
LIVING/KITCHEN AREA
3.35m x 6.60m

BEDROOM
3.05m x 4.01m

SHOWER ROOM
1.83m x 1.63m

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Floor Plan



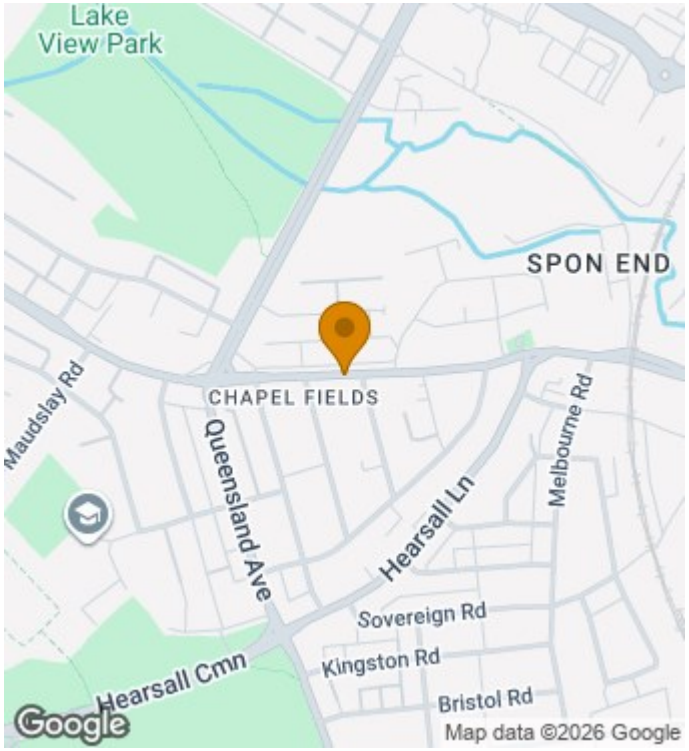
Total area: 182.00 sq ft

Disclaimer

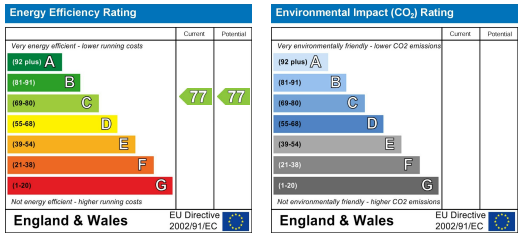
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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

Location Map



EPC



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