



FYLDE HOUSE

  
SHORTLAND  
HORNE

Trusted  
Property Experts

  
SHORTLAND  
HORNE

Cowley Road  
Wyken CV2 5GB

**Cowley Road** £895 PCM  
CV2 5GB

Shortland Horne are pleased to offer this well presented and well maintained two bedroom second floor apartment.

In brief the property comprises of a secure communal entrance, inner lobby with cloaks storage, kitchen with space for appliances, spacious lounge, two bedrooms, one of which benefitting from fitted wardrobes, and a shower room. The property benefits from double glazing, electric heating and communal gardens.

AVAILABLE FROM 3RD AUGUST |  
EPC RATING: D | COUNCIL TAX  
BAND: A

**selling quality**  
property since 1995

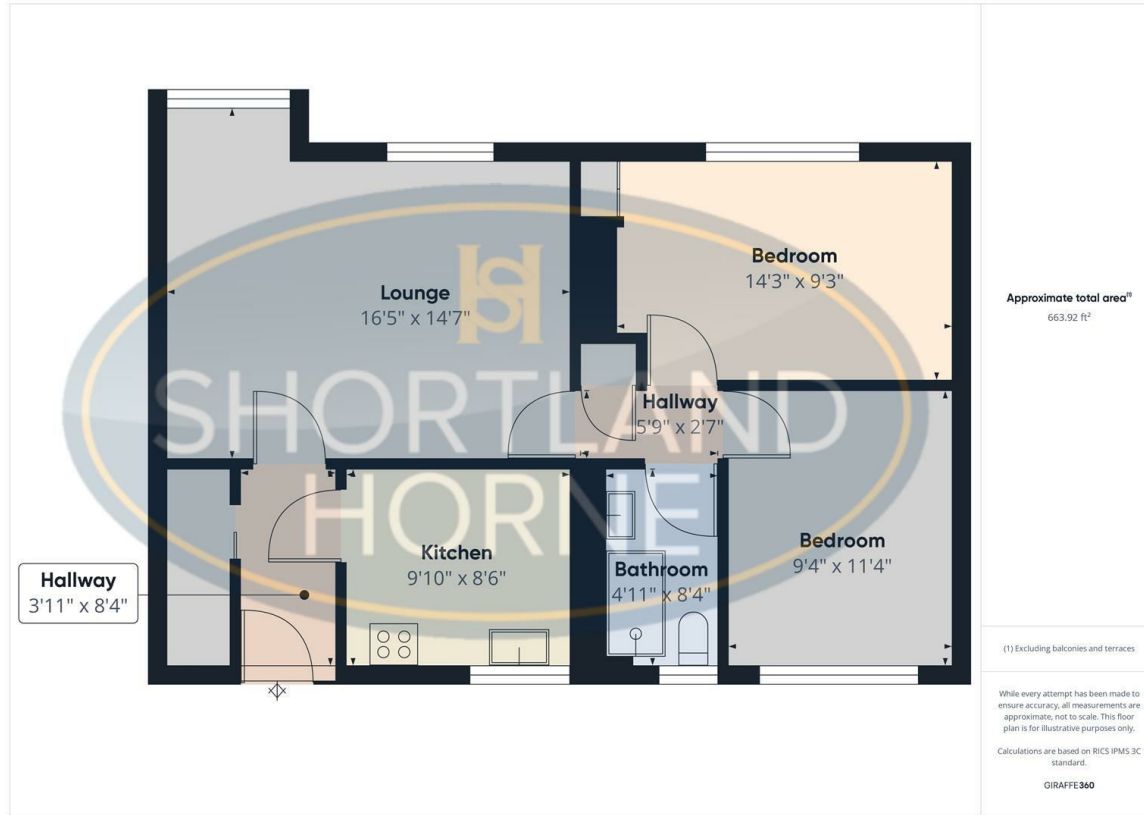




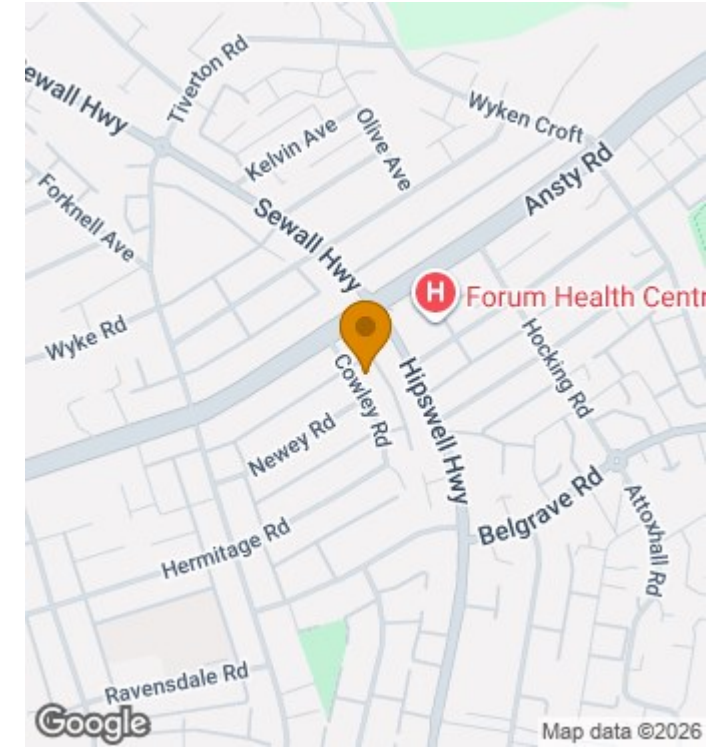




# Floor Plan



# Location Map



### 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

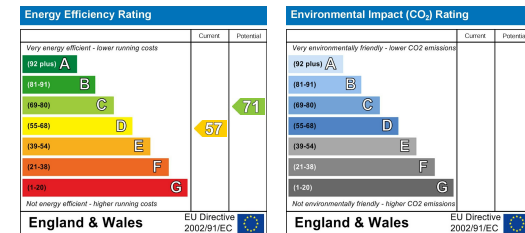
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# EPC



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne