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Kent Close
Cheylesmore CV3 5PS

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This well-presented first-floor apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize, combining well-proportioned accommodation with a convenient location close to Coventry City Centre and local amenities.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway providing access to all principal rooms. The generous living room is filled with natural light and offers ample space for both comfortable seating and a dining area, creating an ideal setting for relaxing or entertaining guests.

The separate kitchen is thoughtfully laid out with a range of fitted units, generous worktop space and room for freestanding appliances, making it both practical and functional for everyday living.

The spacious double bedroom provides excellent proportions with plenty of room for wardrobes and additional furniture, creating a comfortable and peaceful retreat. Completing the accommodation is a modern bathroom fitted with a three-piece suite including a bath with shower over, wash hand basin and WC.

Situated in the ever-popular Cheylesmore district of Coventry, Joan of Arc House enjoys a convenient and well-connected location that appeals to first-time buyers, professionals and investors alike. The area is renowned for its established residential streets, excellent transport links and easy access to a wide range of local amenities, offering the perfect balance between city living and a welcoming neighbourhood atmosphere.

Everyday conveniences are close at hand, with a variety of supermarkets, independent shops, cafés, takeaways and healthcare facilities found along the nearby Daventry Road and within the wider Cheylesmore area. Coventry City Centre is just a short journey away, providing an extensive choice of retail outlets, restaurants, bars, leisure facilities and cultural attractions including the Cathedral Quarter and Belgrade Theatre.

For commuters, the property is exceptionally well placed. Coventry Railway Station is approximately one mile away, offering direct services to Birmingham, London Euston and other major destinations, while the A45, A46, M6, M40 and M69 are all easily accessible, making travel throughout the Midlands and beyond straightforward. Birmingham Airport, Birmingham International Railway Station and the NEC are also within comfortable driving distance.

Families are well catered for with a number of highly regarded schools nearby, including Howes Community Primary School, Manor Park Primary School, St Thomas More Catholic Primary School, and Meadow Park School, with further educational

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Dimensions

SECOND FLOOR

Entrance Hallway
1.07m x 2.62m

Living Room
5.05m x 3.38m

Bedroom
3.35m x 3.73m

Kitchen
1.93m x 3.35m

Bathroom
2.01m x 1.65m

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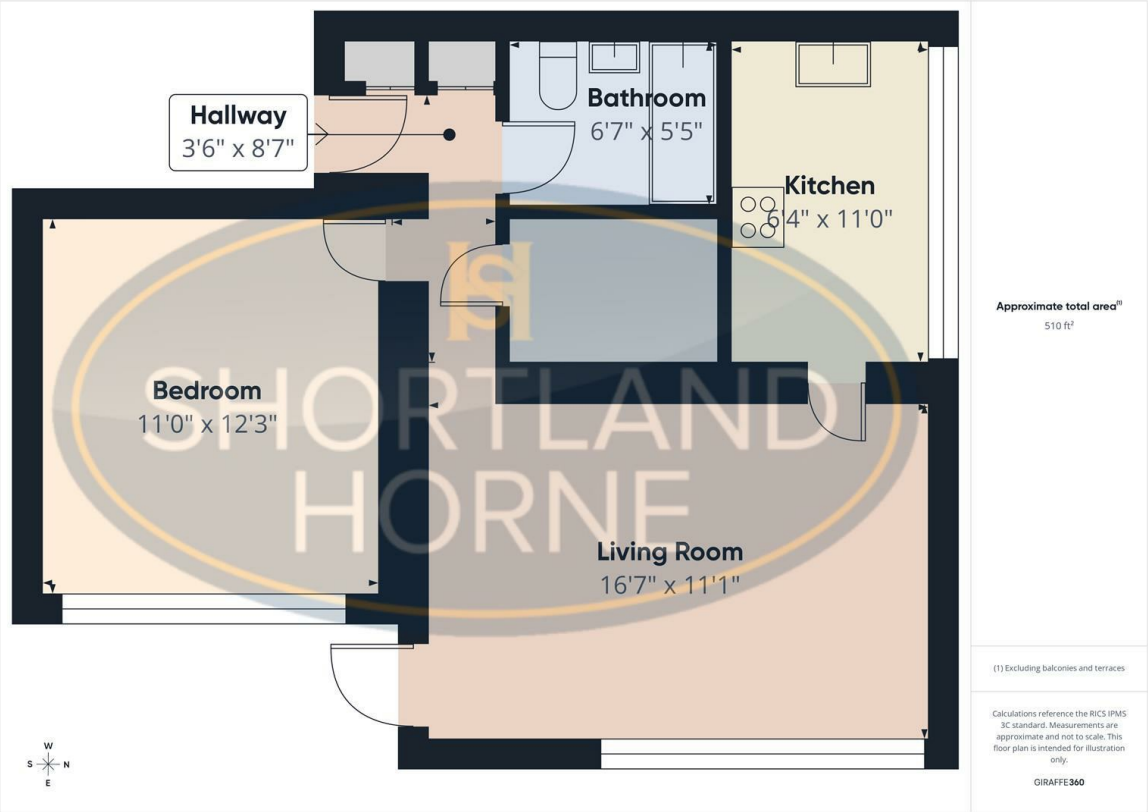
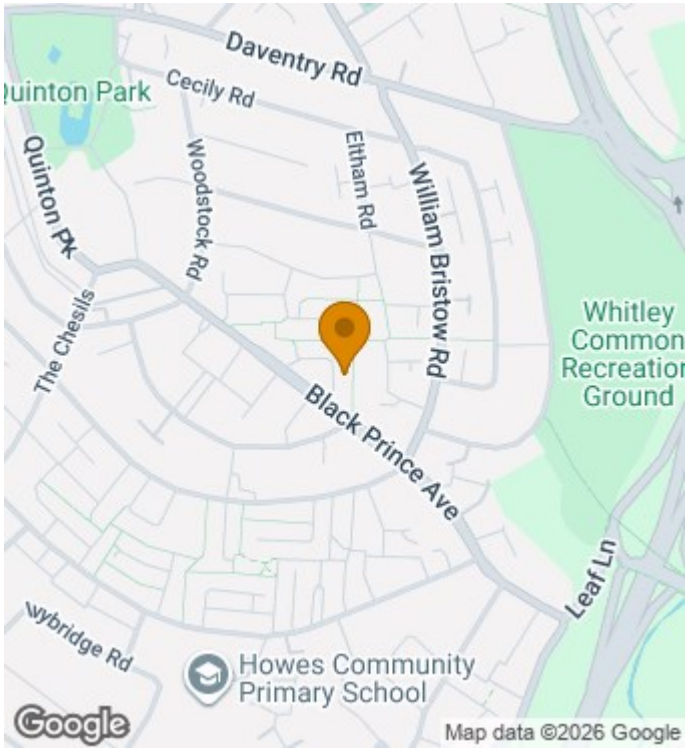
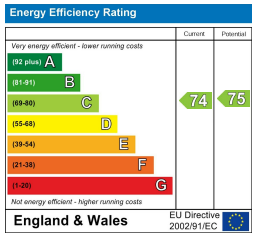
Floor Plan

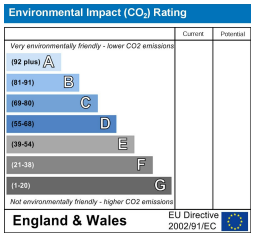


Location Map



EPC





Total area: 510.00 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.

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