




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

9 North Avenue
Stoke Park CV2 4DH

9 North Avenue CV2 4DH

Shortland Horne are extremely proud to present this lovely converted apartment in one of Coventry's longest standing buildings in the historical, Stoke Park.

The property is situated in a private gated estate with picturesque rural outlook. In brief the property comprises of an beautiful entrance hallways with Minton tiles, entering the apartment you are greeted with a small staircase leading to hallway with doors leading off to the bedrooms, bathroom and open plan lounge/kitchen .

This new property has extensive features such as a colour intercom, Two bathrooms (a family bathroom and en-suite in the master bedroom), Underfloor heating with individual room control panels, Integrated dishwasher, washing machine and fridge freezer, A Induction hob with a integrated fan and Integrated oven, Quartz worktop and splash back.

The property benefits from two allocated parking spaces.

AVAILABLE MAY | EPC RATING: C | COUNCIL TAX BAND: C

selling quality
property since 1995









Dimensions

Entrance Hallway
2.82m x 0.89m

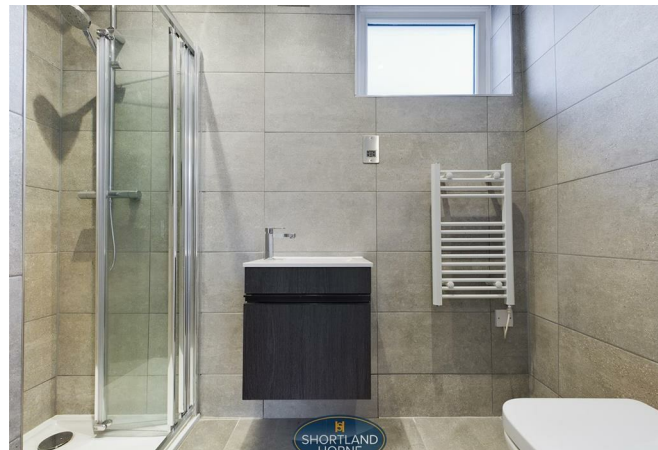
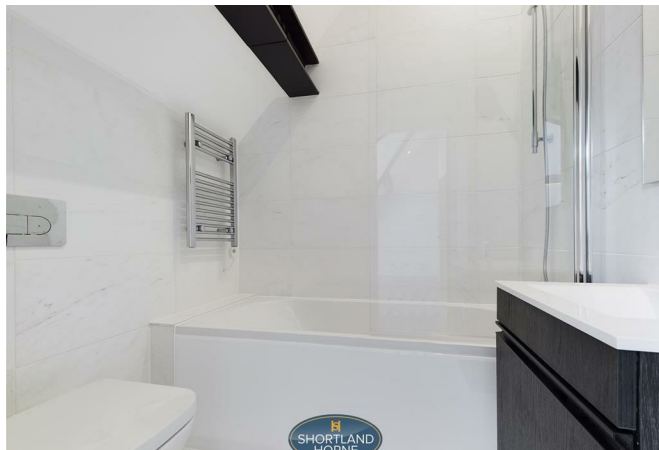
Kitchen area
4.09m x 2.21m

Lounge/Dining
5.69m x 4.88m

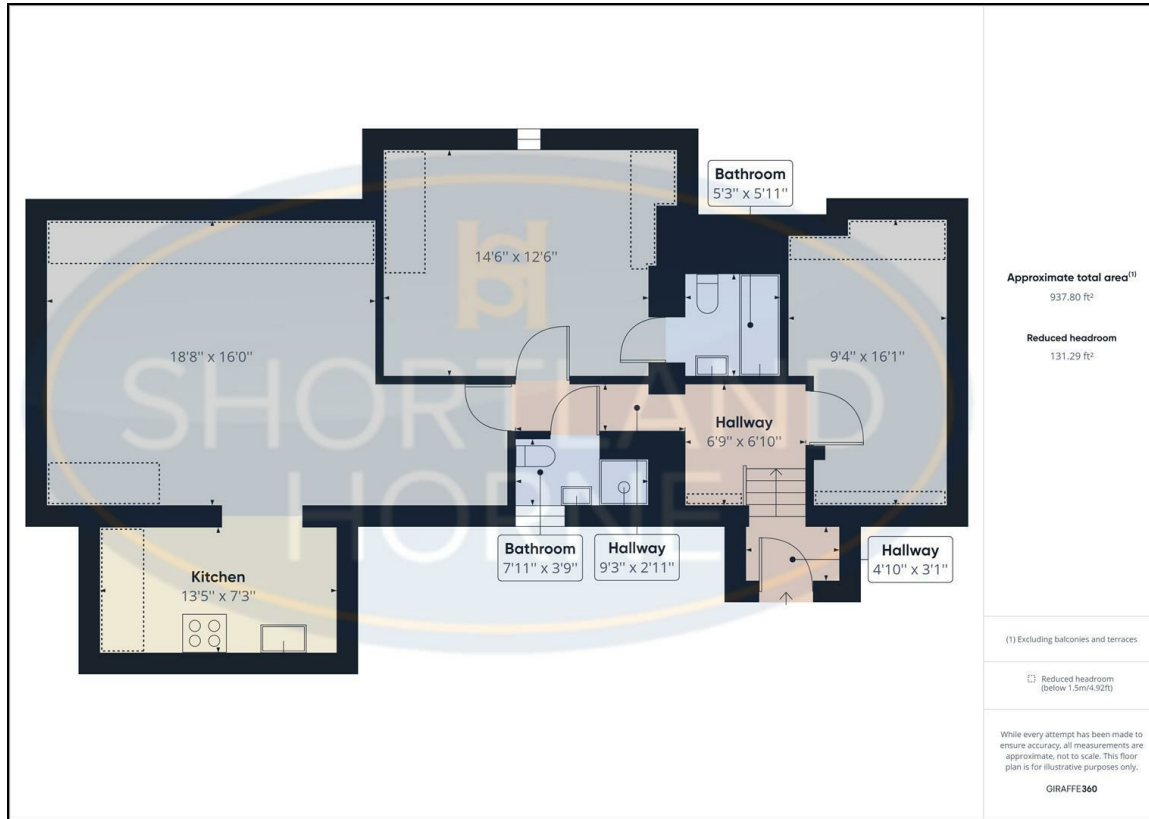
Master Bedroom
4.42m x 3.81m

Ensuite
1.60m x 1.80m

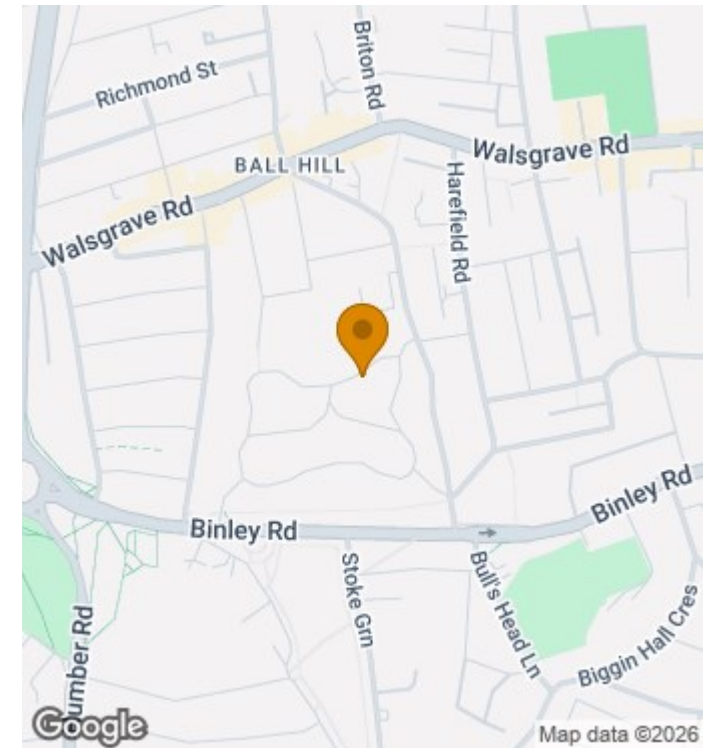
Second Bedrppm
2.84m x 4.90m



Floor Plan



Location Map



Total area: 1011.00 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

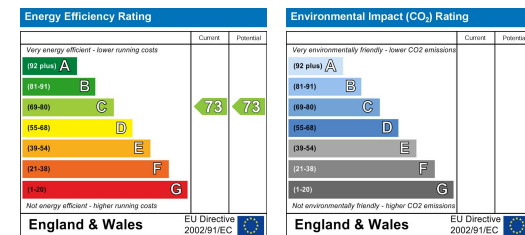
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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