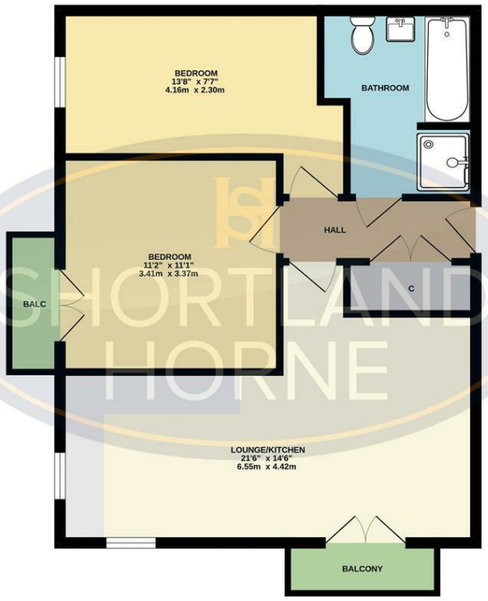
Floor Plan

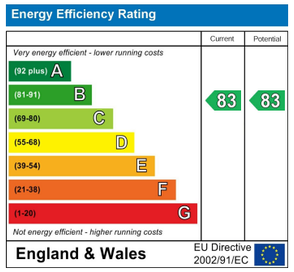
TOP FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

EPC



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

follow us

27 Weir Way

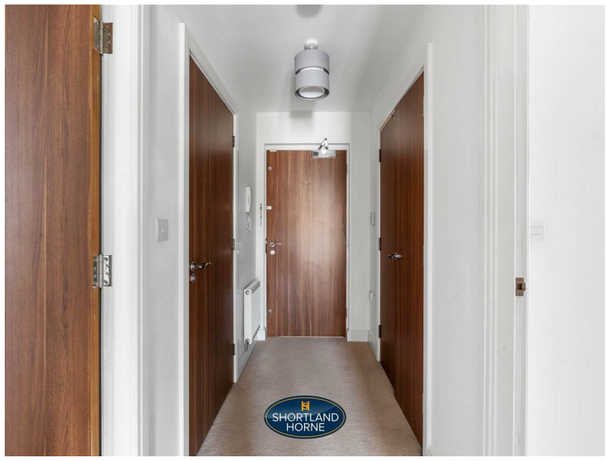
Lower Stoke CV3 1QN

Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us



£160,000 Offers In Excess

Bedrooms 2
Bathrooms 1

An exceptional opportunity to purchase a meticulously maintained and contemporary two-bedroom second-floor apartment, situated within the desirable Morris Homes Development in Binley. Built in 2017, the property benefits from having a substantial 140 years left on the lease. Additionally, the property is offered with no onward chain, facilitating a smoother and faster purchase process.

The property is accessed through a bright and clean communal hall, setting a welcoming tone upon arrival.

Upon entering the apartment, you are greeted by a spacious entrance hallway that includes a storage cupboard, perfect for keeping the area tidy and clutter-free.

The open-plan lounge and kitchen area is a highlight of the property, featuring dual aspect windows that bathe the space in natural light. French doors from the lounge lead out to a private balcony, providing a perfect spot for relaxation or a morning coffee. The kitchen is modern and well-equipped with integrated appliances, including a built-in oven, hob, and washing machine, ensuring a seamless blend of style and functionality.

The property boasts two bedrooms. The main bedroom is impressively spacious and includes its own balcony, offering a private outdoor retreat. The second bedroom is also well-sized and versatile, suitable for use as a guest room, home office, or nursery.

The bathroom is modern and stylish, featuring high-quality fixtures and fittings. It includes a separate shower cubicle in addition to a bathtub, catering to all preferences for bathing and showering.

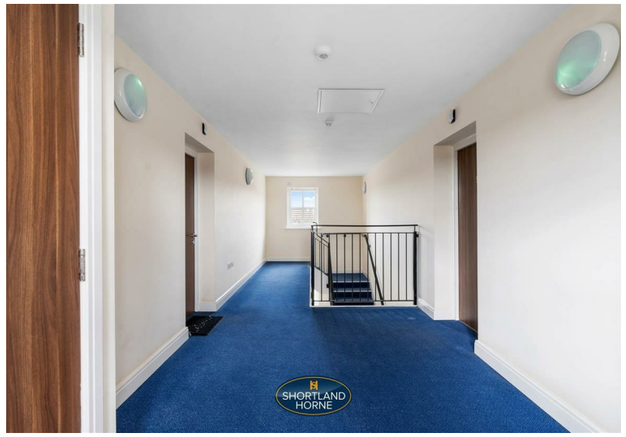
The apartment is fully double-glazed and benefits from gas central heating, ensuring comfort and energy efficiency year-round.

The property includes off-road parking with a designated car parking space. Additionally, a phone intercom system provides enhanced security and convenience.

Situated in the heart of Binley, the apartment is conveniently located close to local schools, shops, and parks. This makes it an ideal choice for families looking for a vibrant and community-focused neighbourhood. The property's location offers easy access to the city centre, being just a short drive away. It is also well-connected to the A46, making it an excellent choice for commuters who need to travel to other cities or regions.

This apartment combines modern living with convenience and comfort, making it a perfect choice for professionals, families, and investors alike. Don't miss the chance to make this delightful property your new home.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: one allocated parking space
Council Tax Band: B
EPC Rating: B
Total Area: Approx. 591 Sq. Ft



INTERNAL	
Hall	
Lounge/Kitchen	21'6 x 14'6
Balcony	
Bedroom 1	11'2 x 11'1
Balcony	
Bedroom 2	13'8 x 7'7
Bathroom	

OUTSIDE

Allocated Parking Space