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The Co-Operative  
City Centre CV1 1GF

# The Co- Operative

CV1 1GF

£1,400 PCM  
£1,615 Deposit

Shortland Horne are proud to present this stunning two bedroom, first floor apartment in the Heart of Coventry City Centre in the Co-Operative building. This property is only five minutes to the University and offers a unique living style not available anywhere in the West Midlands

This apartment offers two large bedrooms, master with en-suite shower room and a separate fully fitted bathroom. A very spacious, open plan living area and fitted kitchen with dishwasher, washer/dryer, fully integrated fridge/freezer electric oven and hob

The apartment is furnished to the highest standard and has a very modern style

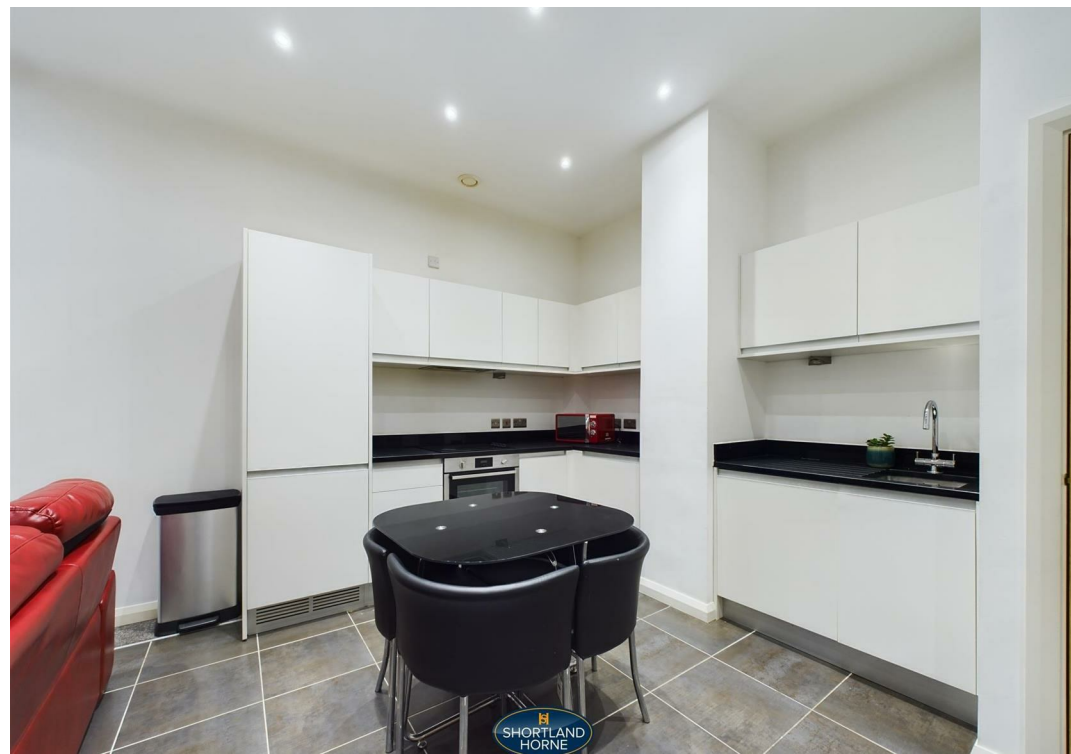
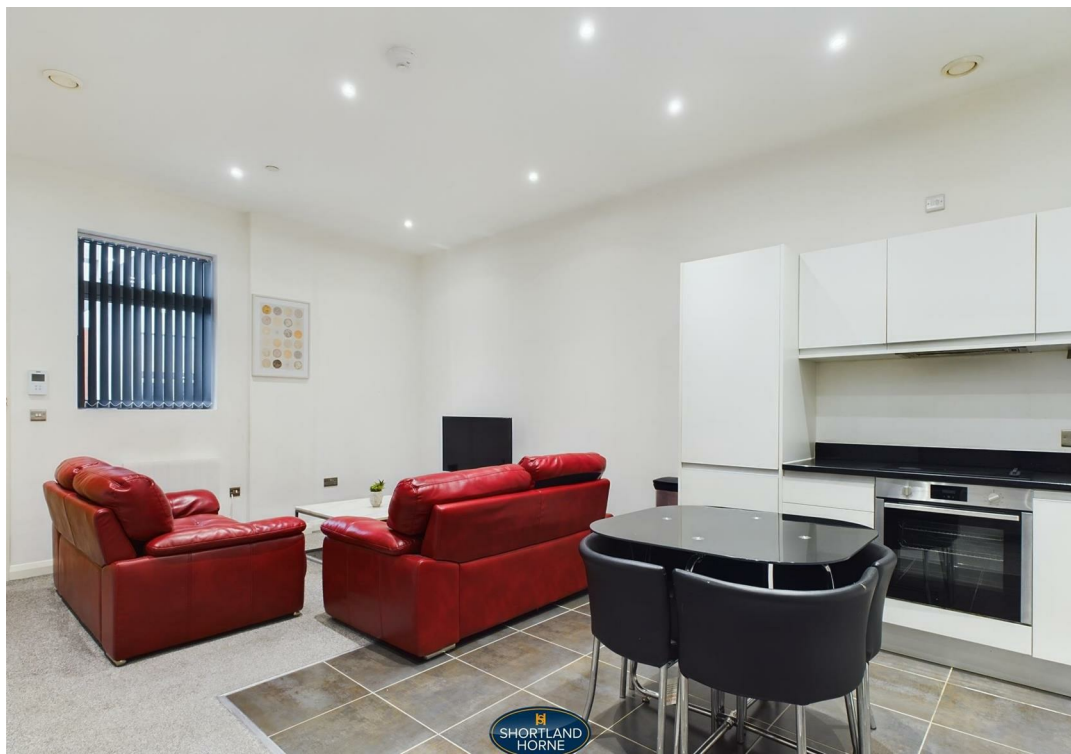
Tenants will also have privileged access to the exercise areas while enjoying the luxury of bespoke layouts, designer specifications and secure entry.

A lift from the secure reception to the first floor takes you to a professionally landscaped garden space for the exclusive use of residents. The private, indoor park sheltered by a glass roof, is the first of its kind in the Midlands.

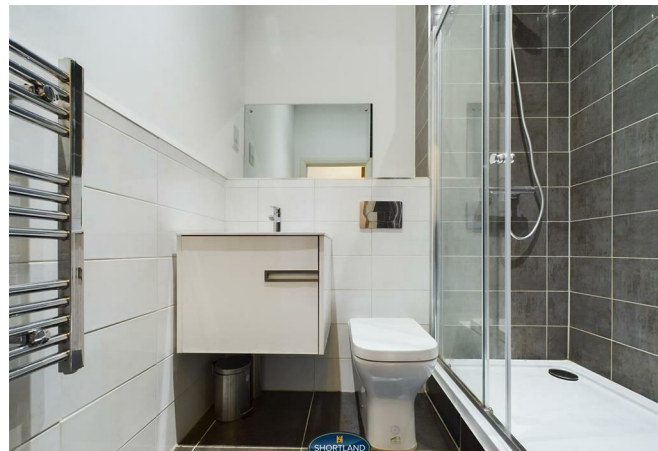
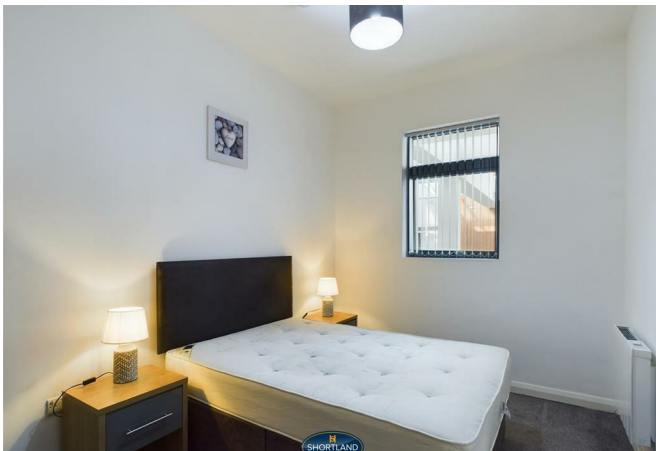
AVAILABLE FROM 30TH APRIL | EPC RATING: C |  
COUNCIL TAX BAND: C

selling quality  
property since 1995









# Floor Plan



### 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

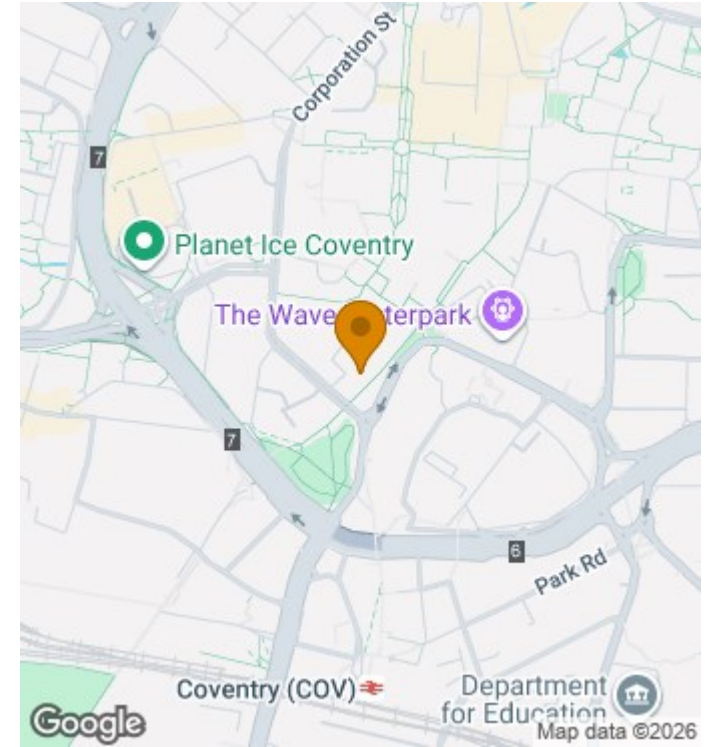
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

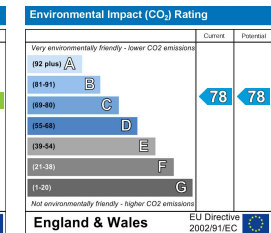
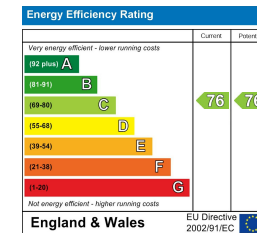
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

# Location Map



# EPC



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