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Property Experts



Bakers Lane  
CV5 8PP

# Bakers Lane

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Shortland Horne are pleased to present this well-proportioned one-bedroom ground floor apartment, situated within the sought-after Vienna House development on Bakers Lane in Chapelfields.

Tucked away within a quiet residential setting, the apartment enjoys pleasant views across the surrounding communal green space, creating a peaceful environment whilst still being conveniently positioned close to local amenities and transport links.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge with outlook over the communal grounds, a separate fitted kitchen with a range of wall and base units and space for appliances, a double bedroom, and a bathroom fitted with bath, WC and wash basin.

Externally the property benefits from well-maintained communal gardens and residents' parking, providing convenient access for both residents and visitors.

Bakers Lane is ideally positioned within Chapelfields, offering easy access to a range of local shops, regular bus routes, and nearby amenities. Coventry City Centre, Earlsdon High Street and the railway station are all within easy reach, making the location particularly convenient for commuters and professionals alike.

This property would make an excellent purchase for first-time buyers, investors or those looking to downsize, offering comfortable living in a well-established residential location.

Viewing is highly recommended.

#### GOOD TO KNOW:

Tenure: Leasehold

Lease Length: 95 Years

Service Charge: £1382.24 Per Annum (subject to review)

Ground Rent: £47.30 Per Annum

Vendor's Position: No Chain

EPC Rating: TBC

Total Area: Approx. 400 sq. ft

selling quality  
property since 1995









## Dimensions

Entrance Hallway

Lounge

4.14m x 3.25m

Kitchen

2.18m x 2.67m

Bedroom One

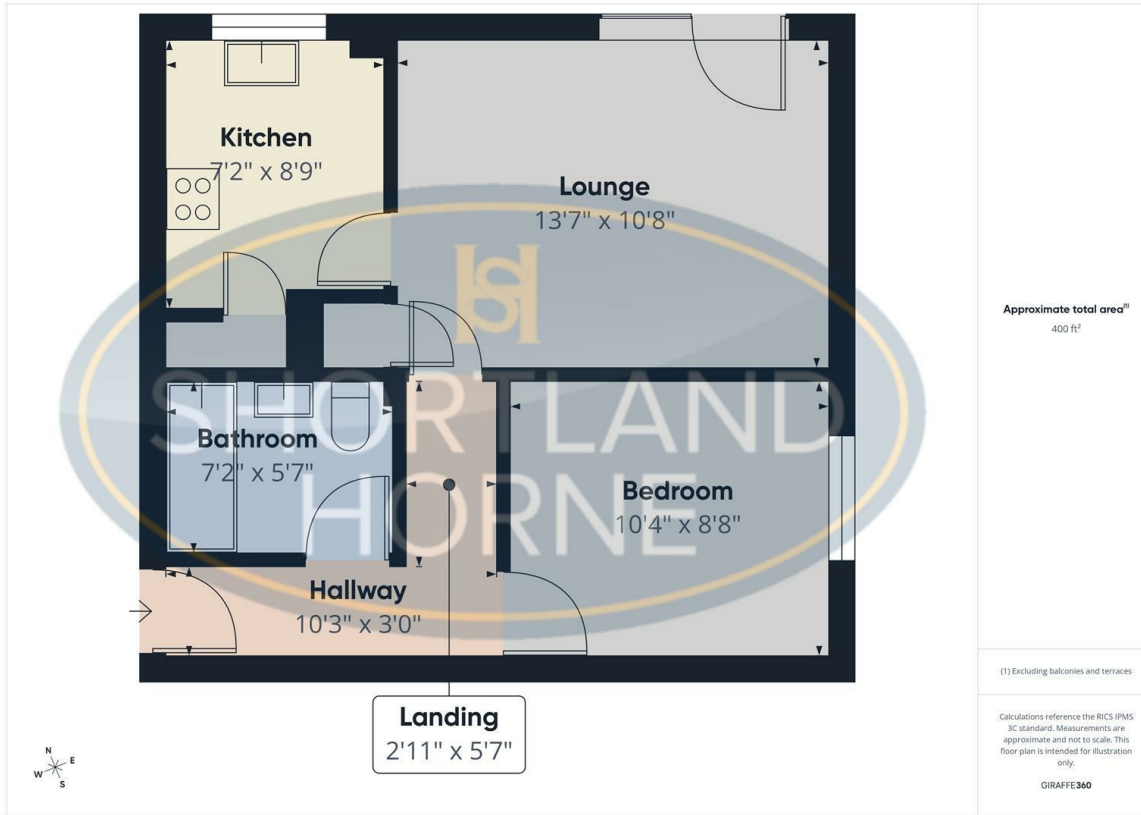
3.15m x 2.64m

Bathroom

2.18m x 1.70m



# Floor Plan



Total area: 400.00 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

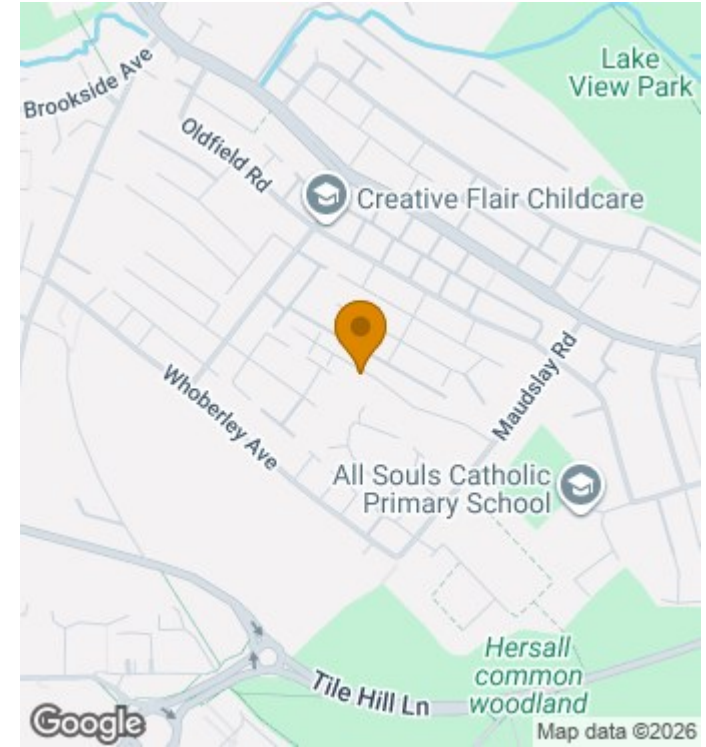
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

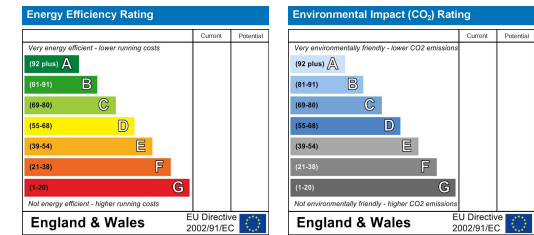
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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