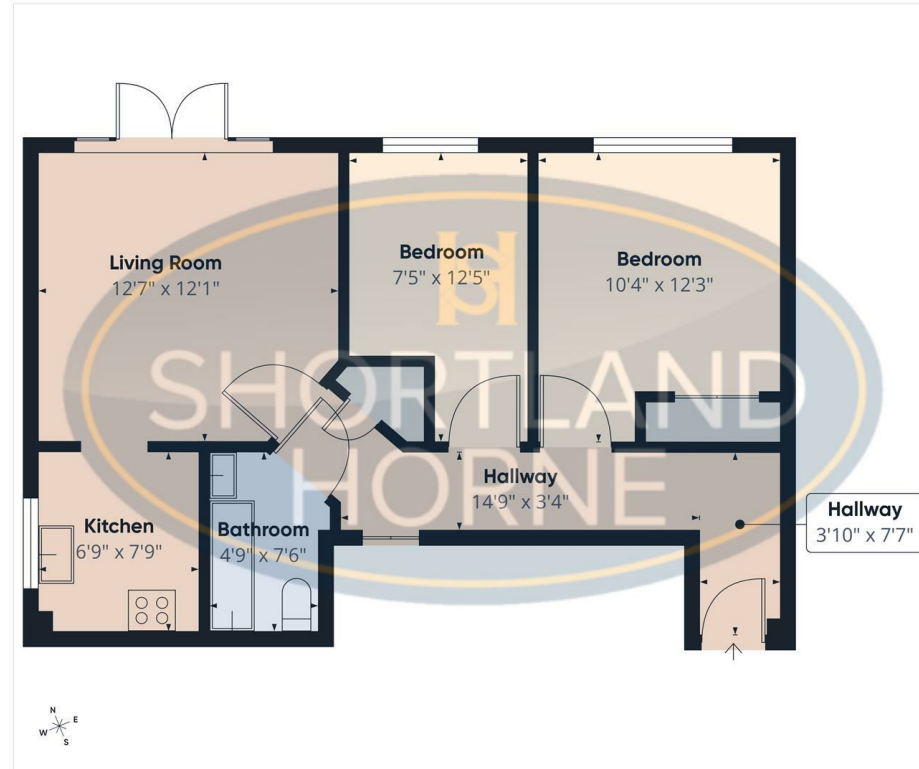


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	79
		EU Directive 2002/91/EC	

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.

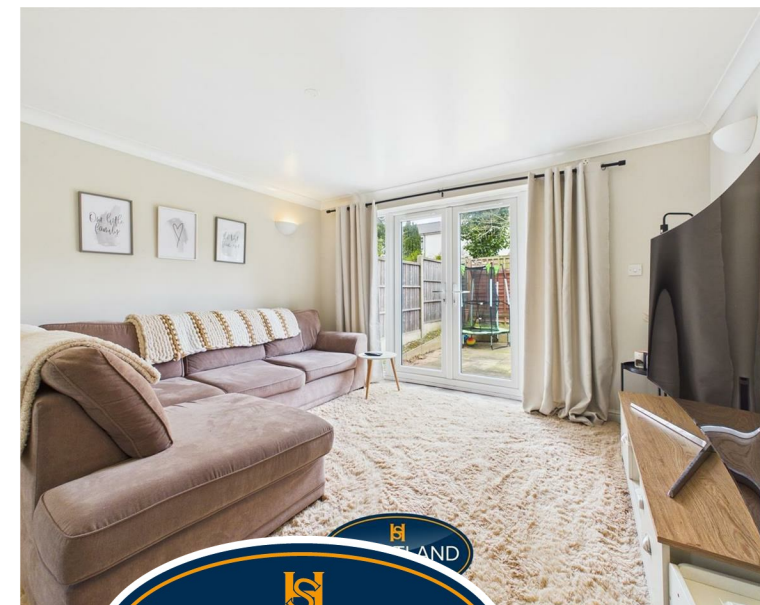
Appliances

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 Walsgrave Branch
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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

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visit: shortland-horne.co.uk

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Lowfield Road

CV3 1LA



£175,000 Offers Over

**Bedrooms 2
Bathrooms 1**

There's something quietly irresistible about a home that greets you with ease, and this beautifully arranged ground floor apartment does exactly that. From the moment you step inside, the atmosphere feels calm, uncluttered, and ready to wrap itself around your daily rhythm. The hallway sets the tone immediately, bright and welcoming, with cleverly considered storage that keeps life effortlessly organised while still feeling open and inviting. It is the sort of entrance that gently nudges you to exhale after a long day, keys down, shoes off, and home at last.

Wander through and the space begins to unfold in a way that feels both natural and surprisingly generous. The living area is where the personality of the home really comes alive. Light pours in with enthusiasm, dancing across the room and drawing your eye straight through to the garden beyond. It is a space that adapts to your mood without question. One evening it is soft lighting, a blanket, and your favourite series playing quietly in the background. The next it is laughter, music, and friends gathered with a glass in hand, the doors open as inside and out blur into one easy, sociable setting.

And then there is the garden, your own little pocket of calm that feels like a secret you cannot wait to share. Step outside with your morning coffee and feel the day arrive properly, or linger into the evening with something chilled as the sky softens above you. It is private, enclosed, and wonderfully low maintenance, giving you all the joy of outdoor living without the weekend workload. Whether it is a spontaneous barbecue, a quiet moment with a book, or simply a place to stretch out in the sunshine, this space quickly becomes part of your everyday ritual.

Back inside, the kitchen sits ready to keep up with whatever pace you set. Sleek, modern, and thoughtfully designed, it invites everything from quick midweek meals to more ambitious culinary moments when inspiration strikes. There is a sense of flow here too, making it easy to stay connected with guests or family while you cook, chat, and occasionally pretend you know exactly what you are doing with that new recipe.

Both bedrooms continue the theme of calm and versatility. The main bedroom is a true retreat, generously sized and filled with soft natural light, creating a peaceful atmosphere that makes early nights and lazy mornings equally tempting. The second bedroom is wonderfully flexible, ready to become whatever you need it to be. A welcoming guest room, a productive home office, or even a creative corner for hobbies and ideas that refuse to sit still. It adapts as your lifestyle evolves, without ever feeling like an afterthought.

The bathroom completes the home with a touch of everyday indulgence, sleek and contemporary with a clean finish that feels fresh and inviting. It is a space designed for both quick starts and slower wind downs, depending on what the day demands.

Practicality has not been overlooked either. Two allocated parking spaces bring a rare sense of ease and certainty, making coming and going refreshingly simple.

Lease Term: 150 Years
Lease Remaining: 126 Years
Service/Maintenance: £140 per annum



INTERNAL

Hallway

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

12'7 x 12'1

7'9 x 6'9

12'3 x 10'4

12'5 x 7'5

7'6 x 4'9

OUTSIDE

Rear Garden

2x Allocated Parking Spaces