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Property Experts



Parkland Close
Holbrooks CV6 4GE

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**** NO ONWARD CHAIN & SOLD WITH VACANT POSSESSION ****

Welcome to this superb newly refurbished modern one-bedroom ground floor apartment, situated in the desirable Parkland Close, Holbrooks, Coventry. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space.

The ground floor flat is Leasehold with a 999 year lease having 977 years remaining and the Service Charge £420.00 Per Year which could also be paid monthly.

As you enter the property, you are greeted by an open plan lounge and kitchen area, which creates a bright and inviting atmosphere. The kitchen is well-equipped with a fitted oven, a four-ring hob, and an under-counter fridge/freezer, providing all the essentials for your culinary needs. This layout is perfect for entertaining guests or simply enjoying a quiet evening at home.

The apartment features an inner lobby that offers additional storage space, ensuring that your living area remains tidy and organised. From the lobby, you will find access

selling quality
property since 1995

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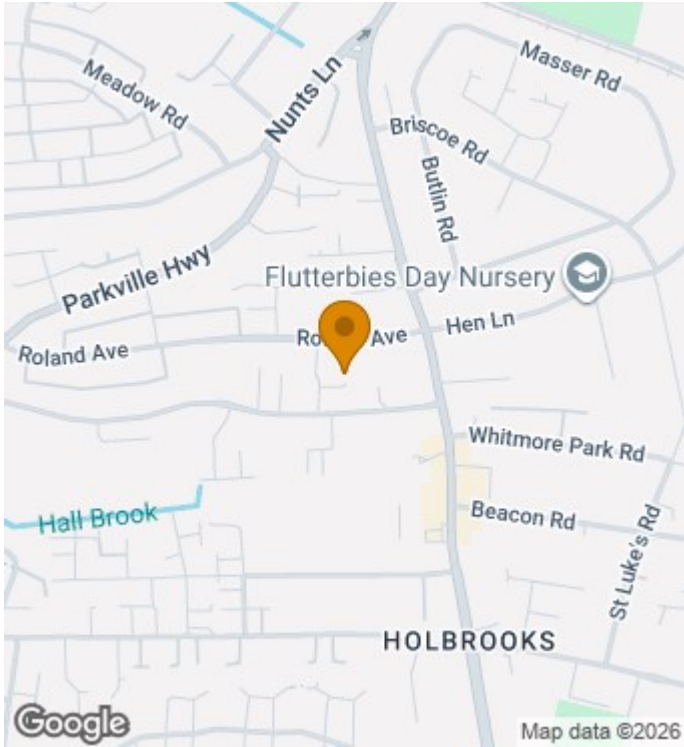


Dimensions



Floor Plan

Location Map



Total area: 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.

EPC

