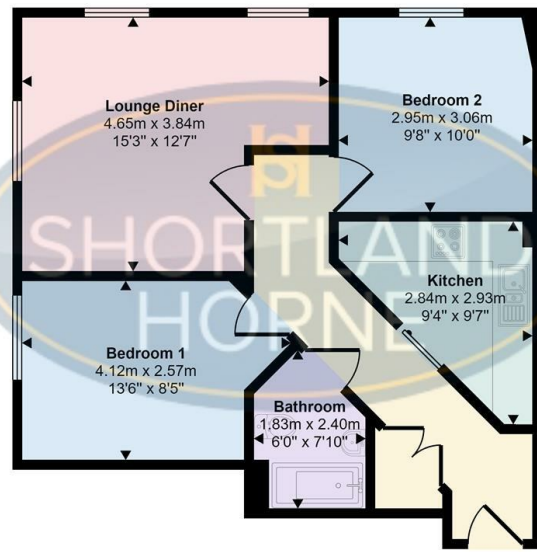


## Floor Plan

Approx Gross Internal Area  
54 sq m / 584 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

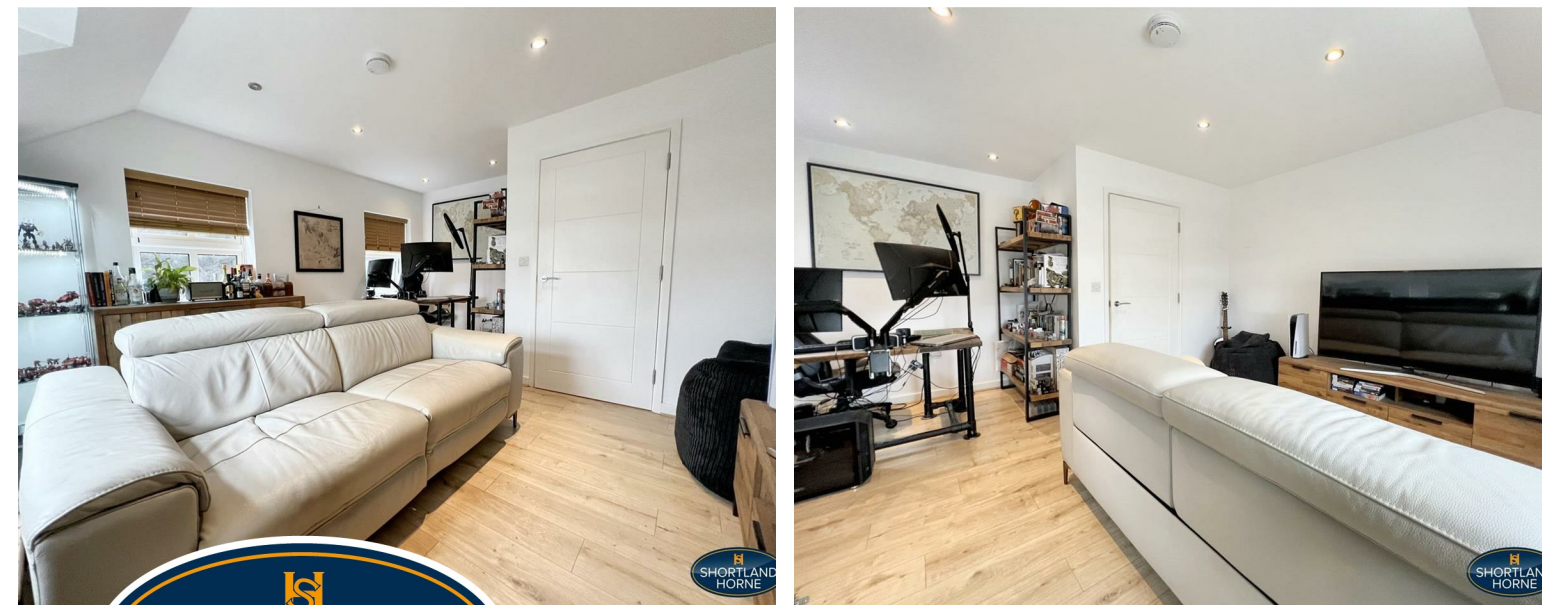
### Appliances

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 Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Allesley Old Road**  
**Chapelfields CV5 8EH**

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## £160,000 Offers Over | Bedrooms 2 Bathrooms 1

Welcome to this charming modern top floor apartment located on Allesley Old Road in Coventry. This delightful property boasts a prime location close to the city centre, making it convenient for all your urban needs.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The apartment features two spacious bedrooms, offering ample space for a small family or for those looking to invest in the property market.

The property also includes a well-maintained bathroom, ensuring your comfort and convenience. With the added bonus of a parking space, you can bid farewell to the hassle of searching for parking in the city.

Whether you are a small family looking for a comfortable home or an investor seeking a lucrative opportunity, this flat caters to a variety of needs. Don't miss out on the chance to own this lovely property in a sought-after location. Book a viewing today and envision the possibilities that await you in this wonderful apartment.

### GOOD TO KNOW:

Tenure: Leasehold  
 Lease - 119 years remain  
 Ground Rent - £250.00 PER ANNUM  
 Service Charge - £190.00 PER MONTH ( inclusive of gardening, cleaning of communal areas and windows and building insurance)  
 Vendors Position: No Chain  
 EPC Rating: D  
 Total Area: Approx. 6122 Sq. Ft

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR

Entrance Hall	
Lounge/Diner	15'3" x 12'7"
Kitchen	9'3" x 9'7"
Bedroom One	13'6" x 8'5"
Bedroom Two	9'8" x 10'0"
Bathroom	6'0" x 7'10"