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Sewall Highway

CV2 3NZ

  
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# Sewall Highway

## CV2 3NZ

Tenure: Leasehold, 92 Years Remaining.

Welcome to this one bedroom flat located in the sought-after area of Wyken. This nicely decorated property boasts one spacious double bedroom, perfect for a starter home or professionals looking for extra space.

Upon entering, you are greeted by the inviting entrance hallway, going through to the lounge, offering ample space for entertaining guests or simply relaxing after a long day. The property also features a fully fitted kitchen, well-appointed bathroom and one double bedroom.

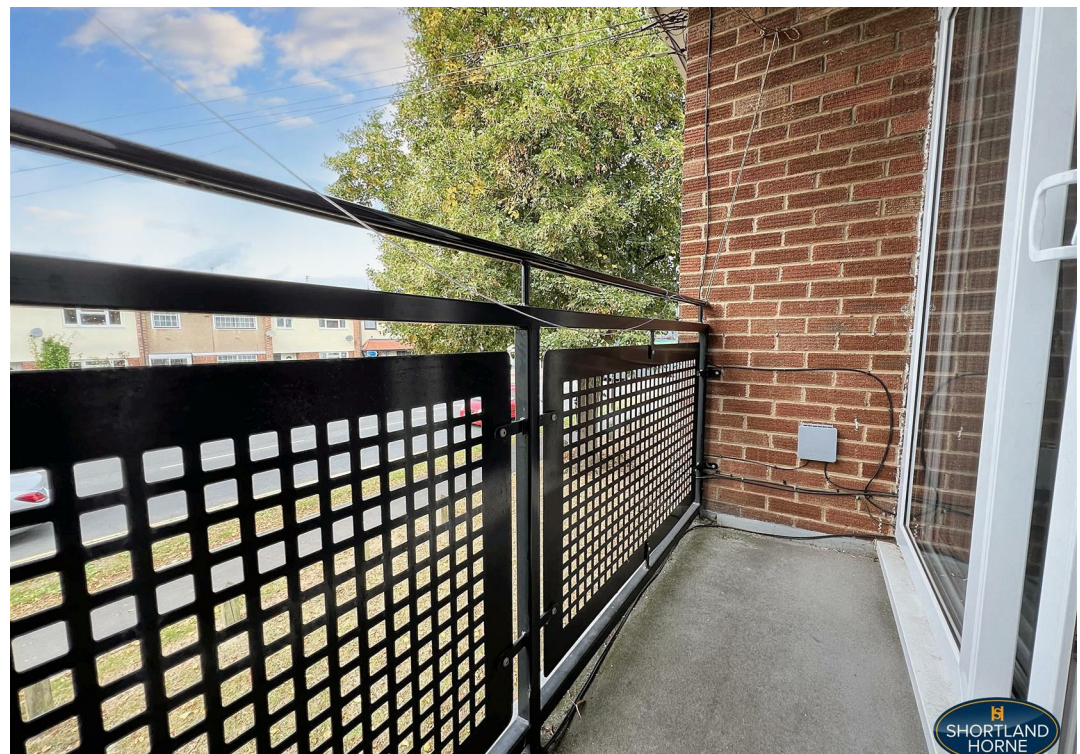
Located in a popular area, you'll have easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for both comfort and convenience.

Further benefits include: No Chain, Electric Heating, gas central heating and Double Glazing.

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## Dimensions

### FIRST FLOOR

Entrance Hall

Bedroom One

2.90m x 4.32m

Lounge/Diner

3.05m x 4.70m

Kitchen

2.41m x 1.63m

Bathroom

1.83m x 1.68m





# Floor Plan

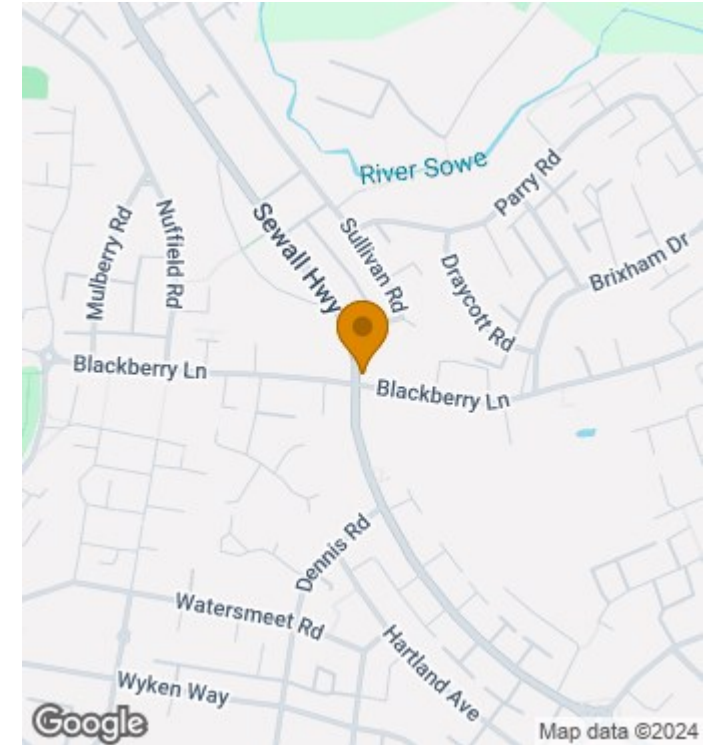
Approx Gross Internal Area  
42 sq m / 452 sq ft



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.

# Location Map



Total area: sq ft

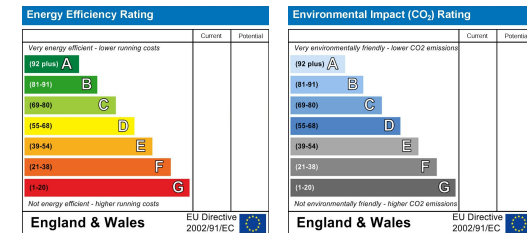
**Disclaimer**

**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



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