SHORTLAND HORNE
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SHORTLAND HORNE
Crowmere Road
CV2 2EA

# Crowmere Road
## CV2 2EA

* WELL MAINTAINED DUPLEX FIRST & SECOND FLOOR MAISONETTE * EXTENDED 139 YEAR LEASE * FITTED KITCHEN WITH HOB, OVEN, FRIDGE/ FREEZER, WASHING MACHINE & DISHWASHER * 2 BEDROOMS * GARAGE IN NEARBY BLOCK * NO UPWARD CHAIN

Nestled along Crowmere Road in Walsgrave, Coventry with pedestrian walkway, this well-maintained duplex maisonette presents an excellent opportunity for first-time buyers or savvy investors looking to expand their portfolio within walking distance of Coventry University Hospital.

Boasting two spacious bedrooms, this property offers a comfortable living space that is both inviting and practical with bathroom and shower.

The duplex is thoughtfully designed, ensuring that every corner is utilised effectively, making it an ideal choice for those seeking a cosy yet functional home. One of the standout features of this property is the absence of any upward chain, allowing for a smooth and hassle-free purchasing process.

Additionally, the property includes a garage located in a nearby block, providing convenient storage or parking options. This feature is particularly beneficial for those who require extra space for vehicles or belongings.

Whether you are looking to settle into your first home or seeking a reliable buy-to-let investment, this property is sure to meet your needs. We invite you to explore the potential this home has to offer.

We understand that the Maisonette is Leasehold with an extended Lease till 2166 with 140 years remaining. The Ground Rent is £100 PA with a Maintainance Charge of £80 Per Month including the Building Insurance.

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.

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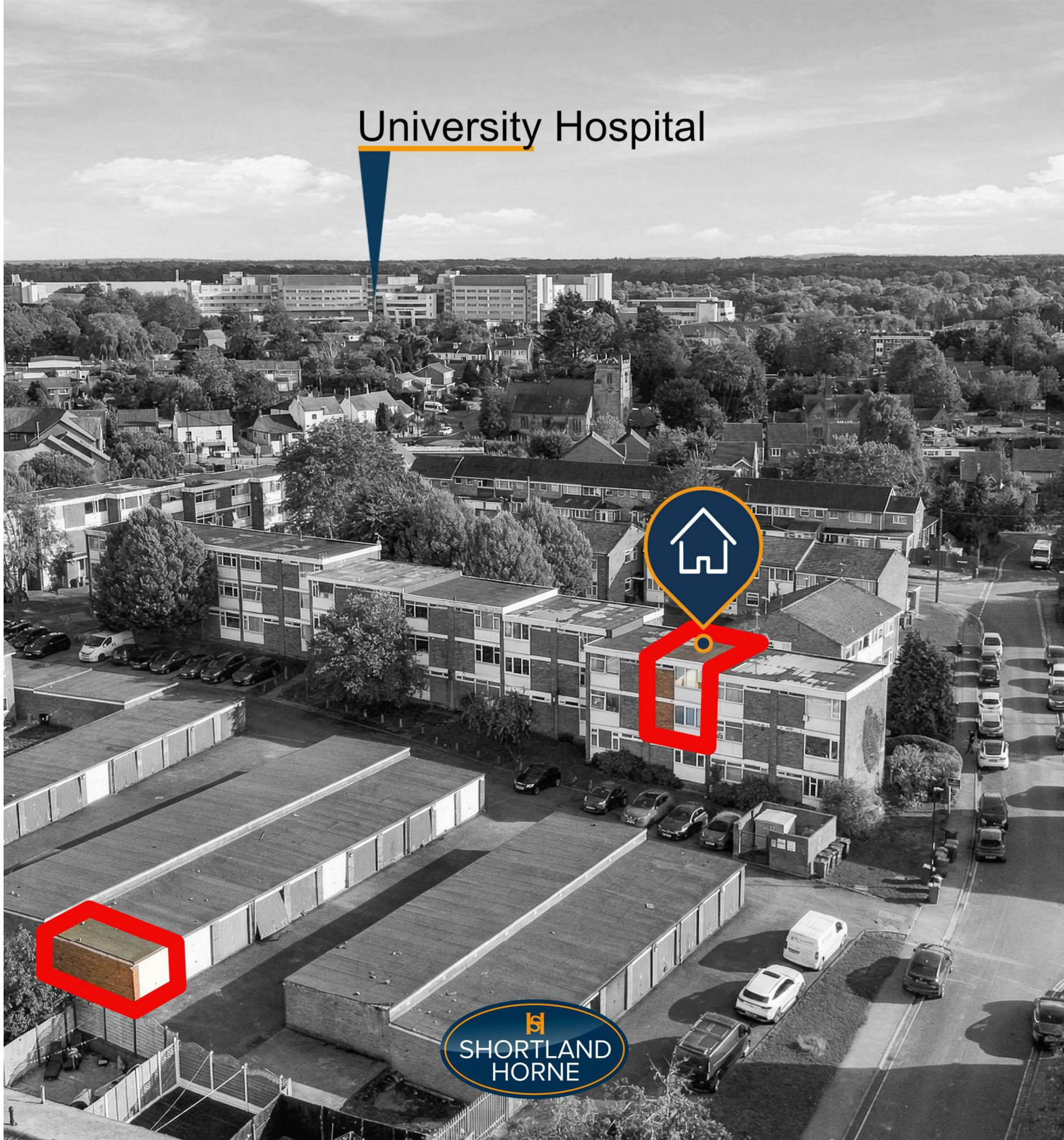

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## Dimensions

VESTIBULE ENTRANCE

LANDING

LOUNGE
4.35 x 3.25

FULL WIDTH DINING KITCHEN WITH HOB & OVEN
4.30 x 2.35

LANDING

BEDROOM ONE
3.46 x 3.25

BEDROOM TWO
3.25 x 2.50

BATHROOM WITH SHOWER

BRICK GARAGE ( NO: 47 )
5.95 x 2.50

COMMUNAL GARDENS

NO UPWARD CHAIN

# Floor Plan

TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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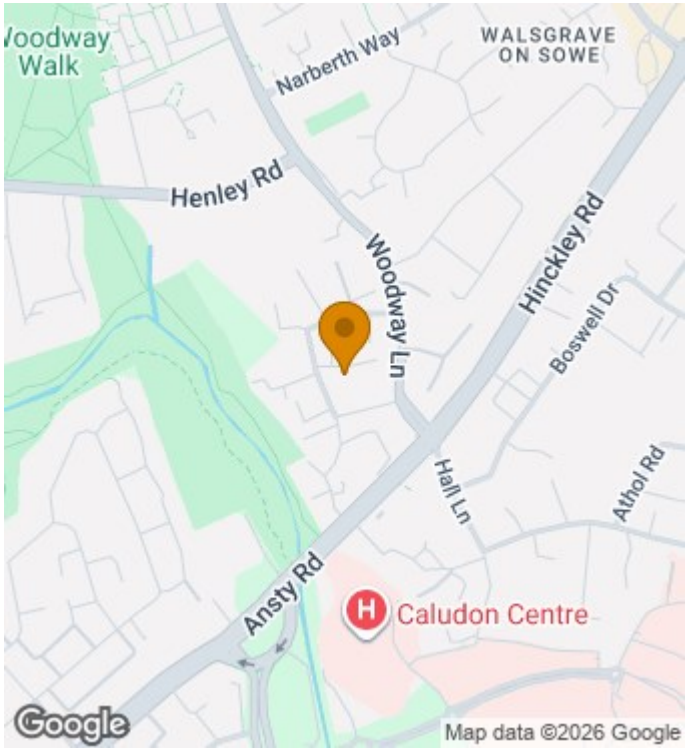
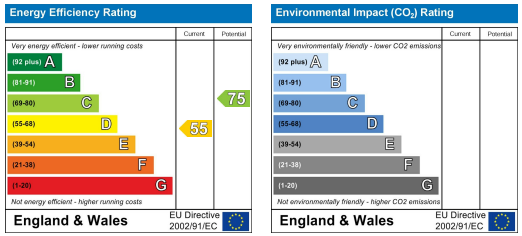
# Location Map




# EPC







## Total area: 794.00 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 ccordance 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.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