

SHORTLAND HORNE

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Property Experts

Philmont Court

CV4 9BF

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Welcome to this stunning ground floor apartment offering a fantastic 2 bedroom layout. Step inside to find superb décor and flooring throughout, creating a warm and inviting ambience. The property boasts 2 cosy bedrooms and a well-appointed bathroom for your comfort.

You'll love the convenience of the allocated parking and the decadent luxury of a small garden area to enjoy. Perfect for those seeking a slice of outdoor tranquillity without the maintenance.

Benefit from a long lease and 50% shared ownership, making this an affordable yet stylish living option. And the best part? No chain attached, providing a smooth and hassle-free buying process.

This beautiful flat is an absolute gem, offering a comfortable and modern living space with an EPC rating of C. Don't miss out on the opportunity to call this place home!

Leasehold, 109 years remaining

selling quality
property since 1995




ARLIE








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Dimensions

GROUND FLOOR

Kitchen/Open Plan Lounge
8.51m x 3.07m

Bedroom One
3.63m x 3.63m

Bedroom Two
3.28m x 2.06m

Bathroom
3.28m x 16.46m

Floor Plan



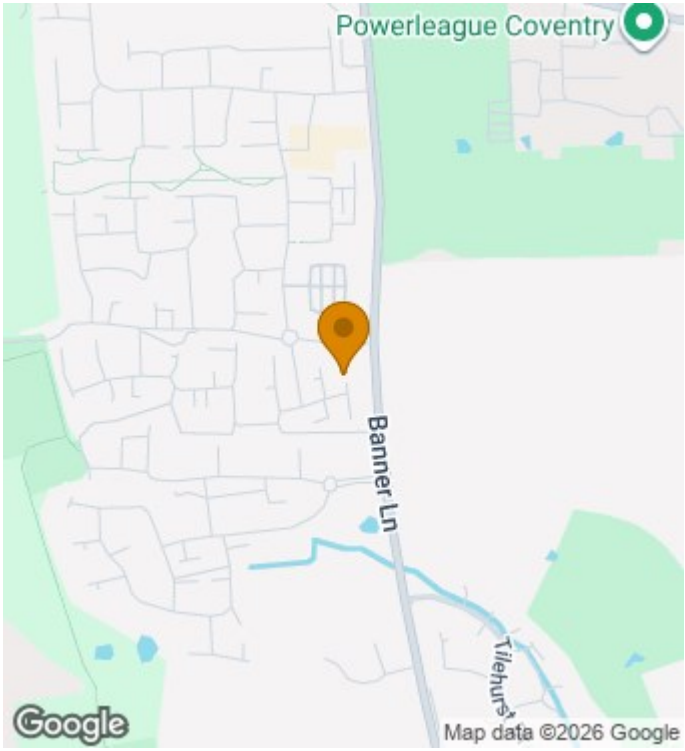
Total area: sq ft

Disclaimer

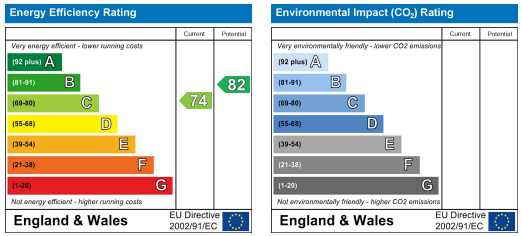
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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.

Location Map



EPC



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