



TAILOR MADE

SALES & LETTINGS



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Monticello Way

Bannerbrook Park, Coventry, CV4 9WE

Asking Price £146,950



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Tailor Made Sales and Lettings are delighted to bring to market this excellent second floor, two double bedroom apartment located on the popular Bannerbrook Park development. The development is well served with local amenities including large convenience store, food outlets, family pub, pharmacy and a short distance from Tile Hill Rail Station, linking Birmingham and London.

The property benefits from off-road allocated parking and secure communal intercom entrance. There are stairs and elevator access to the second floor, where the apartment is located.

There is a spacious entrance hallway, with doors to all principle rooms and the utility cupboard.

There is a superb sized open plan lounge / dining / kitchen area, totally just under 40 square meters and lovely floor to ceiling windows. The kitchen area is modern and comprises a range of wall and base units, four ring electric hob, electric oven, stainless steel sink drainer, space for washing machine and fridge freezer.

There are two excellent sized double bedrooms, both with floor to ceiling windows and a larger than average bathroom.

Agents Notes

We have been advised the property has a lease of 125 years from 28th June 2010, leaving 110 years unexpired. The vendor has confirmed the ground rent is £280 per annum and the service charge is £1300 per annum. These details should be checked by your legal representative prior to exchange of contracts.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



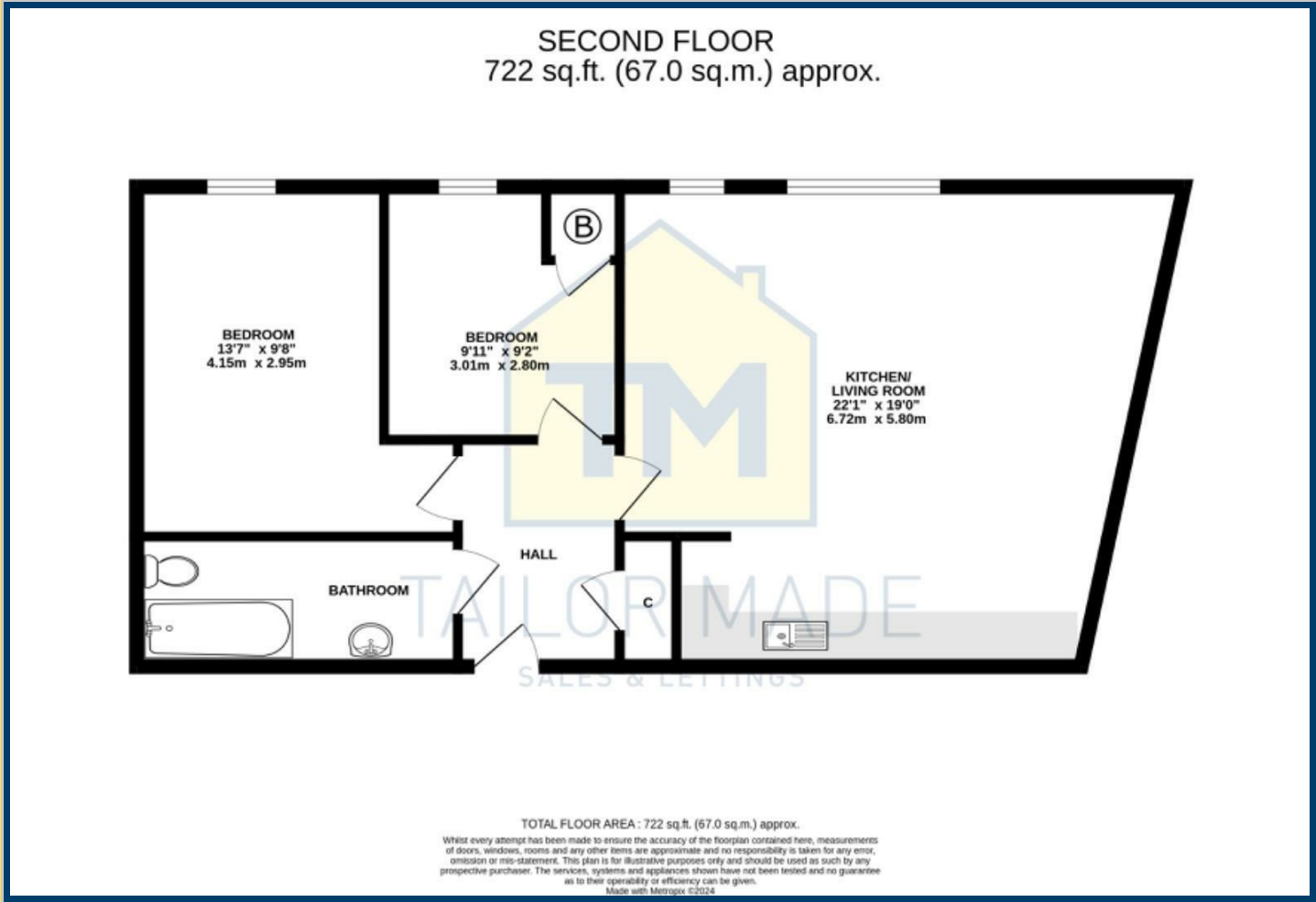
Hybrid Map



Terrain Map



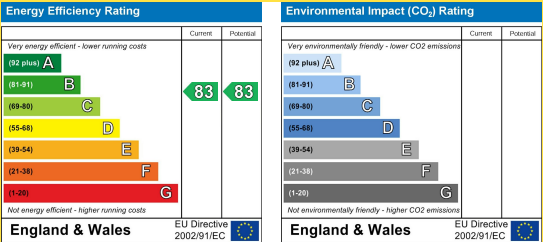
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.