



TAILOR MADE
SALES & LETTINGS



Philmont Court

Bannerbrook Park, Coventry, CV4 9BF

Asking Price £165,000



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What's not to love with the exceptional ground floor, two bedroom modern apartment situated on the ever popular Bannerbrook Park development within easy reach of local shops, pubs, take-aways, Tile Hill Rail Station, good schooling and Warwick University.

This property has a lovely outlook over a large open green with trees and the huge benefit of a private outdoor courtyard area, ideal for table and chairs or clothes drying area with patio doors off the open plan living area.

There is a secure communal entrance with intercom system and the property can be found immediately on the left handside. There is a spacious, bright entrance hallway with storage and doors off to all principle rooms.

The accommodation has been much improved and upgraded from the original design with the big expenses covered, including a stunning bathroom and new kitchen with integrated appliances including Bosch oven and hob. There are two excellent sized double bedrooms with invaluable built in storage, the modern bathroom and an open plan kitchen / diner with white gloss wall and base units, integrated appliances, dining space and open plan living with patio doors onto the private courtyard.

Bannerbrook Park, located on the edge of the city and situated just off Banner Lane is perfectly situated for a wide range of clientele, including first time buyers, commuting professionals, post-graduates, those looking to downsize and young families. There is an abundance of local amenities on your doorstep including; large convenience store, Subway, Indian Restaurant, Pet Shop, take-away, family pub, good schooling, bus routes and a short walk to the hugely popular Tile Hill Rail Station with direct links to Birmingham International, Airport, New Street and London Euston. Nearby Kenilworth and Balsall Common are within a very short commute.

Property Summary

Entrance Hallway

Doors off to all principle rooms, front door into the communal hallway and intercom system to meet and greet guests.

Lounge Area

Electric radiator, double glazed patio doors onto a private courtyard area, idea for a table and chairs set overlooking a large open green and trees.

Kitchen / Diner

The kitchen comprises a range of modern, upgraded wall and base units, integrated fridge / freezer, Bosch Oven, Bosch hob, extractor hood, stainless steel sink drainer, dishwasher and space for a washing machine. There is a double glazed window with built in blind, tiled floor and dining area with another double glazed window and built in blind.

Bedroom One

Double glazed window, electric radiator, built in wardrobes and drawers.

Bedroom Two

Double glazed window with built in blind, electric radiator, built in wardrobes

Bathroom

A gorgeous upgraded bathroom, excellent in size, fully tiled with modern grey floor and wall tiles, built in storage, bath with shower over, glass screen, wash hand basin with vanity unit, WC, chrome towel rail, extractor fan and double glazed window with built in blind.

Agents Note

We understand the property to be leasehold and there is a 125 year lease from 15th February 2007, leaving 109 years unexpired. We are awaiting confirmation of the ground rent from our client. The service charge has been confirmed at £1284.15 per annum and includes, bin refuse, insurance,

Tel: 024 76939550

utilities, ground maintenance, pest control, fire safety, block management and window cleaning. These details should always be checked by your appointed conveyancing team.

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.

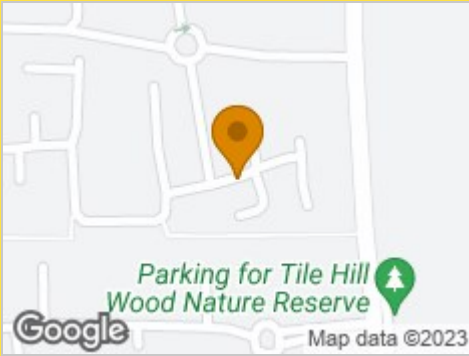
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



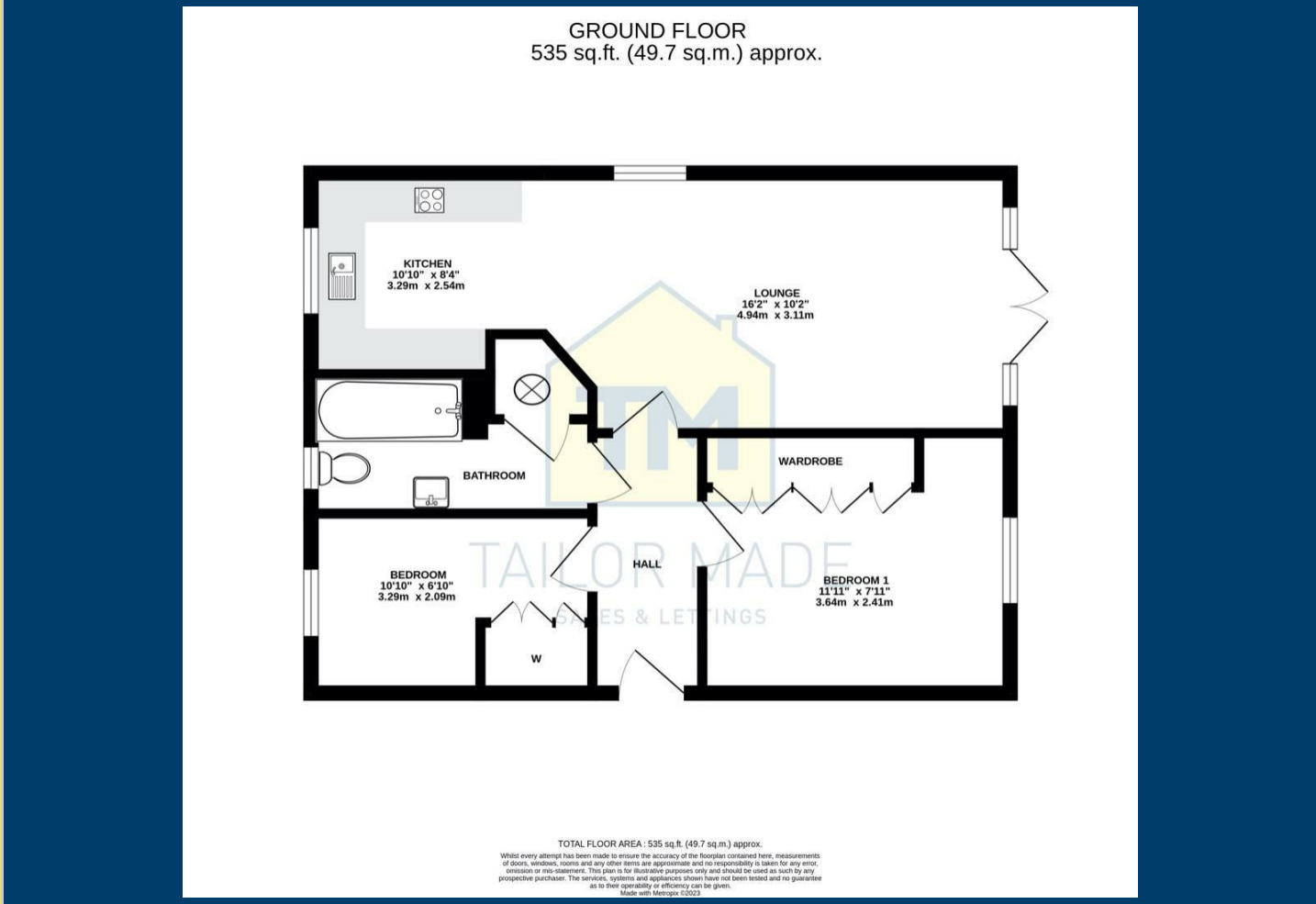
Hybrid Map



Terrain Map



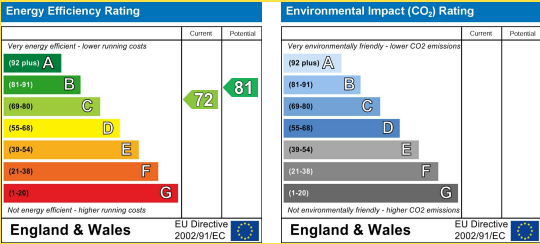
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.