



TAILOR MADE
SALES & LETTINGS



Monticello Way

Bannerbrook Park, Coventry, CV4 9WE

Asking Price £149,950



ANOTHER PROPERTY SOLD BY
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Tailor Made Sales and Lettings are pleased to bring to market this modern two double bedroom, second floor well kept apartment on the popular Bannerbrook Park development. The property has allocated off-road parking and secure intercom front entrance.

Bannerbrook is a very popular development on the west side of the city, off Banner Lane, a short distance from Warwick University, Tile Hill Train Station and excellent road network, including the A45 and M42. There are plenty of amenities close by including a family pub on the estate, large convenience store, food outlets and pharmacy.

The property is located on the second floor and comprises an entrance hallway, large storage cupboard, bathroom, two large double bedrooms, the master benefiting from an en-suite shower and a large open plan lounge / dining / kitchen with floor to ceiling double glazed windows. The apartment benefits from modern fixtures and fittings, neutral deodorant decoration and new carpets.

There is a long lease and no onward chain offered.

Property Summary

Entrance Hallway

New carpet, door to all principal rooms and a large storage cupboard. There is an intercom phone system to let in visitors from the ground floor.

Lounge / Diner

Two floor to ceiling double glazed windows, new carpets, electric heater. Opening into the kitchen area.

Kitchen

A range of modern wall and base units, stainless steel sink drainer, four ring electric hob, electric oven, space for a fridge freezer and washing machine.

Bedroom One

Double glazed floor to ceiling window, central heating radiator, new carpets and door into the en-suite.

En-Suite

Double shower enclosure, WC, wash hand basin, radiator, extractor fan, cabinet and shaver point.

Bedroom Two

Another double bedroom with double glazed floor to ceiling window, radiator, new carpet and storage cupboard housing a wall mounted gas combination boiler.

Bathroom

Part tiled, comprising a white suite including a bath, mixer tap shower, WC, wash hand basin, radiator and extractor fan.

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.

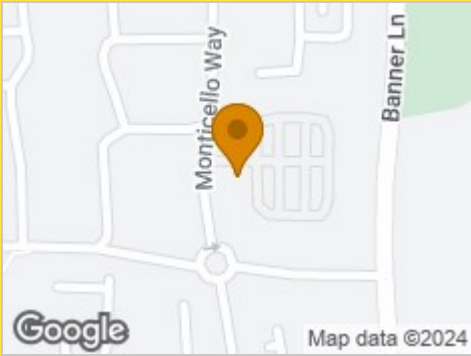
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



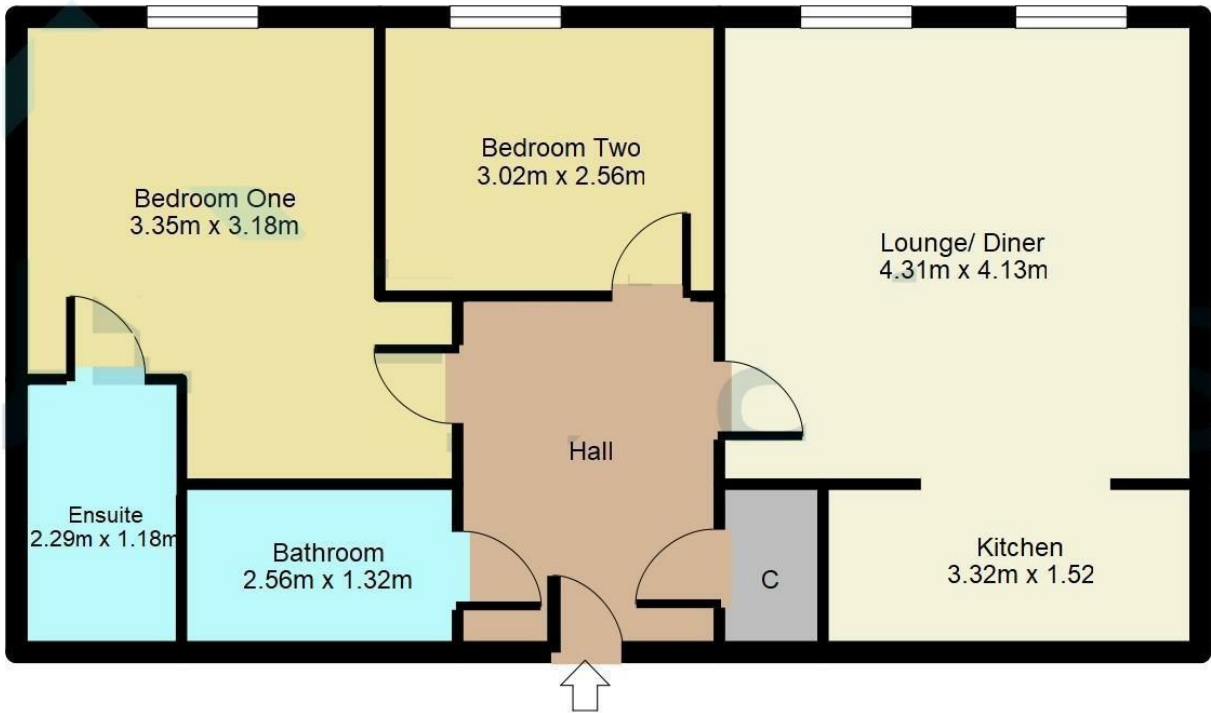
Hybrid Map



Terrain Map



Floor Plan



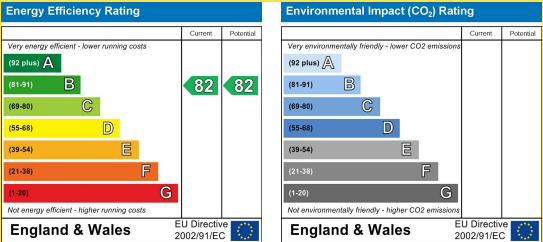
For illustrative purposes only.
Measurements are approximate and not to scale.

Approx Int Floor Area 60m sq

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.