







### Property Description

Fantastic modern ground floor two bedroom apartment, situated in the popular Bannerbrook Park location which is perfect for transport links and close to all local amenities and motorways, along with Tile Hill train station being under 1 mile away. This is an attractive, well-proportioned, tastefully presented, 1 double bedroom luxury ground floor apartment residence benefitting from open plan lounge kitchen, modern bathroom and that all important allocated parking.

### Entrance Hall

Accessed via a telephone intercom system

### Lounge/ Kitchen

27' 3" x 10' 2" Max ( 8.31m x 3.10m Max )

Beautiful open plan living incorporating modern kitchen and lounge with double glazed patio doors opening to outdoor space.

The modern kitchen has a range of wall and base mounted units incorporated a single inset sink unit with work surfaces and tiled splashbacks over, built in electric oven and hob with extractor fan above, space for domestic appliances, plumbing for washing machine, electric heater and a double glazed window to the rear.



## Bedroom One

11' 10" x 10' 3" ( 3.61m x 3.12m )

Double glazed window to front elevation, fitted wardrobes and electric heater.

## Bedroom Two

6' 9" x 10' 8" ( 2.06m x 3.25m )

Double glazed window to rear elevation, fitted wardrobes and electric heater.

## Bathroom

Modern fully tiled bathroom with bath with shower over, vanity hand wash basin, low level toilet, electric towel rail and inset shelving. Double glazed window to rear elevation.

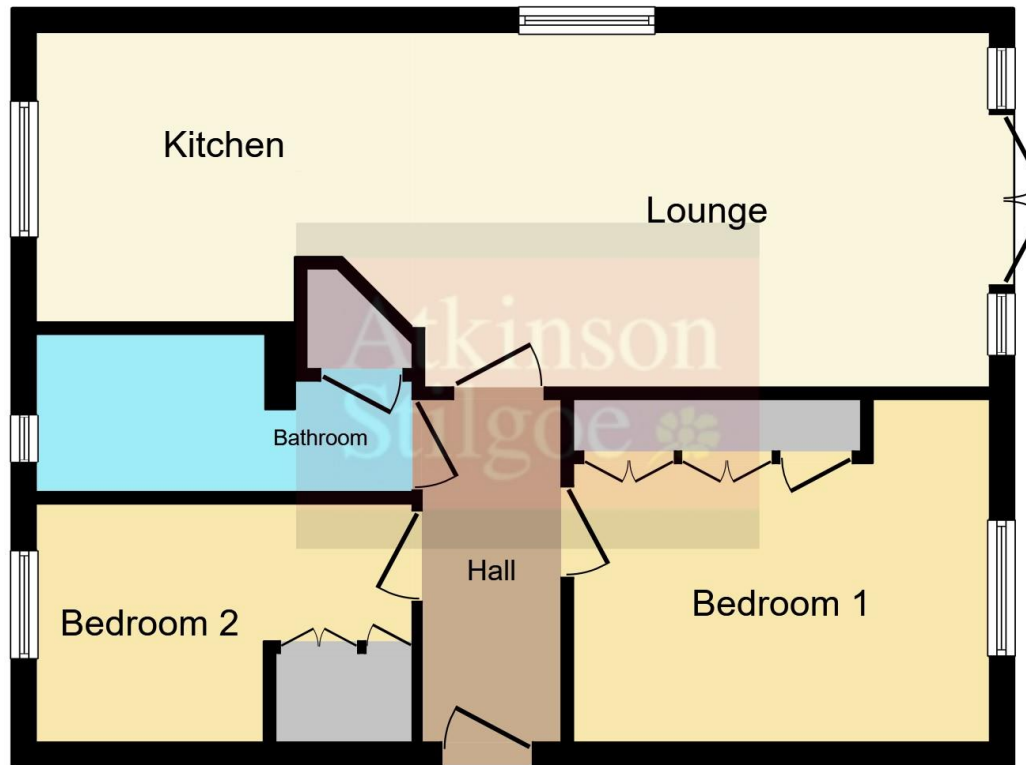












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: KEN304938 - 0003

