



**TAILOR MADE**  
SALES & LETTINGS



## Philmont Court

Bannerbrook Park, Coventry, CV4 9BF

Offers Over £140,000



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Tailor Made Sales and Lettings are delighted to bring to market this modern, first floor two double bedroom apartment located on the edge of the popular Bannerbrook Park development. The property benefits from an attractive outlook, via a private balcony, NO ONWARD CHAIN, long lease, secure entrance and allocated off-road parking.

The property is accessed via a secure intercom, communal front entrance with stairs leading to the first floor, where you can find your own private composite front door. There is an entrance hallway with doors off to all principle rooms, including two double bedrooms, neutrally decorated, modern white suited bathroom with bath and shower over and a spacious open plan living / dining / kitchen area with patio doors onto your own private balcony.

Bannerbrook Park is a very popular development with local shops, pub, pharmacy and food outlets on site, along with parkland and easy access to further amenities including good schooling, Warwick University and Tile Hill Rail Station, providing direct links to Birmingham International, New Street and London.

## Property Summary

### Entrance Hallway

Doors off to all principle rooms.

### Living / Dining Room

Double glazed patio doors onto a private balcony, electric heater and open plan to the kitchen.

### Kitchen Area

A selection of wall and base units, laminate counter

tops, tile splash backs, stainless steel sink drainer, four ring electric hob, electric oven, extractor fan, space for fridge freezer and washing machine, double glazed window.

### Bedroom One

Double glazed window and electric heater.

### Bedroom Two

Double glazed window and electric heater.

### Bathroom

A white suite with white tiling, comprising a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

### Agents Note

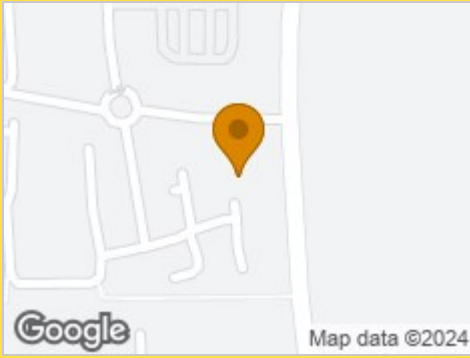
Lease - 125 years from 1st June 2007 (108 years unexpired)

Service charge (includes ground rent of £10.00)

Annual £1304.40 (payable monthly £107.87)



## Road Map



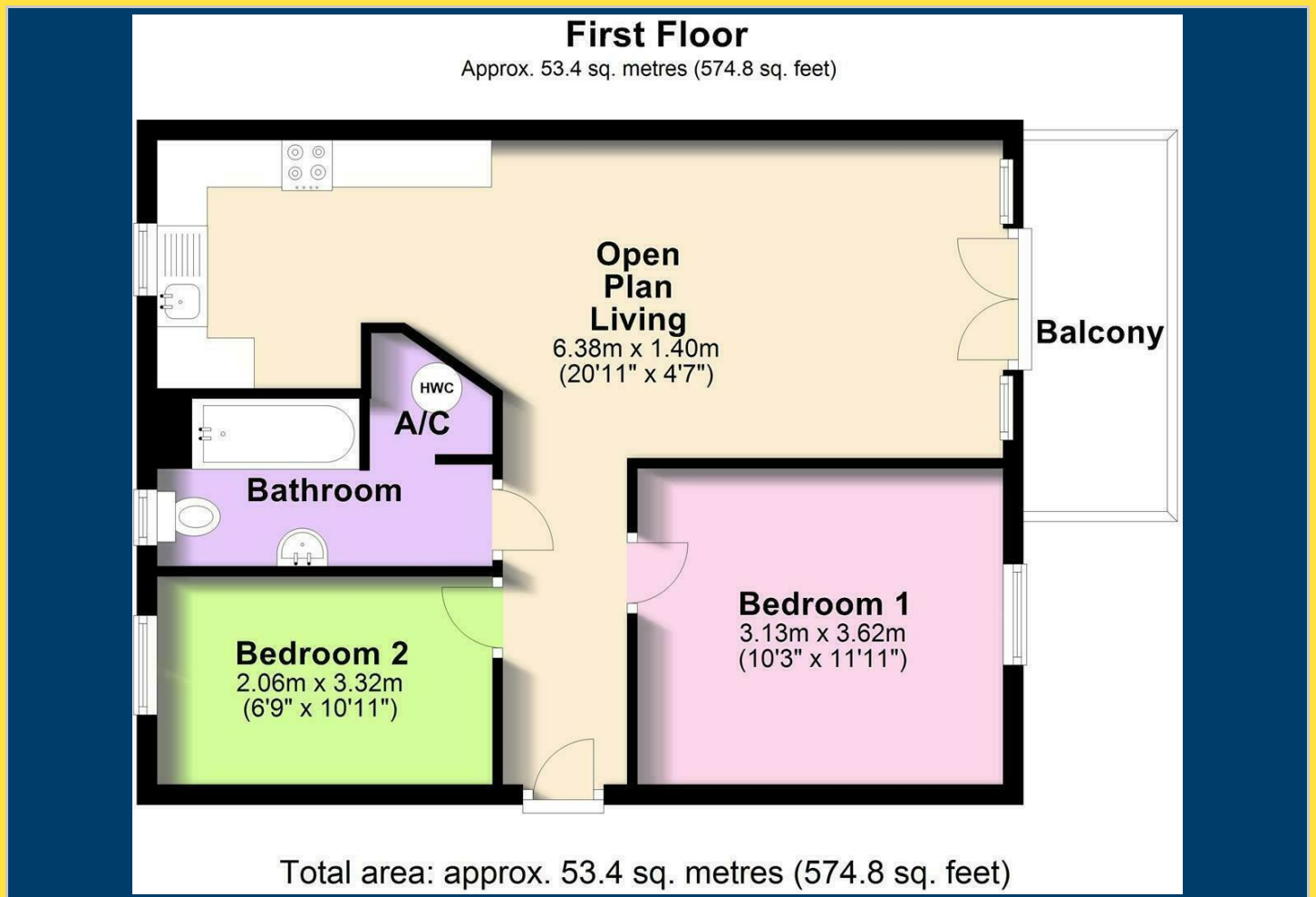
## Hybrid Map



## Terrain Map



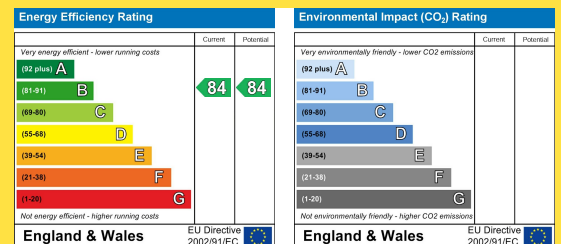
## Floor Plan



## 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



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