



TAILOR MADE

SALES & LETTINGS



Philmont Court

Bannerbrook Park, Coventry, CV4 9BF

Offers Over £135,000



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Property Summary

Tailor Made Sales & Lettings are pleased to bring to market this well presented, two bedroom first floor apartment located on the popular Bannerbrook Park development, off Banner Lane.

The property is tucked away in the corner of Philmont Court with one allocated off-road parking space and direct access into a secure communal entrance hallway with intercom system and another communal door onto Banner Lane. The front door can be located on the first floor via two flights of stairs.

The property is conveniently located, close to superb transport links including; Tile Hill Train Station with direct links to Birmingham New Street and International, Coventry City Centre and London. It is also very close to the Warwick University Campus and has easy access to A45, A46 and M42. Excellent local amenities include a popular public house, take away restaurants, convenience store & pharmacy.

The accommodation comprises an entrance hallway, storage cupboard, spacious open plan living / dining / kitchen area, the kitchen comprises a range of modern wall and base units, four ring electric hob, electric oven, sink drainer, space for fridge freezer and washing machine, there is also a private balcony with seating area and separate Juliet balcony. Off the hallway, there are two good sized bedrooms and a modern fully tiled white suite bathroom, comprising a bath with shower over, WC, wash hand basin and window.

Communal Entrance

Intercom system and stairs leading to the first floor and front door.

Entrance Hallway

Doors off to all principle rooms and store cupboard.

Lounge Diner

Double glazed patio doors onto a Juliet balcony, double glazed patio doors on a private balcony with seating area, electric panel heaters and open plan to the kitchen.

Kitchen

A range of wall and base units, stainless steel sink drainer, electric four in hob with extractor hood above, electric oven, space for washing machine and fridge freezer, double glazed window to the side elevation.

Bedroom One

Double glazed window and electric panel heater.

Bedroom Two

Double glazed window and electric panel heater.

Bathroom

White suite with bath, shower over, white tiling, wash hand basin, WC, radiator and double glazed window.

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

Tel: 024 76939550

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



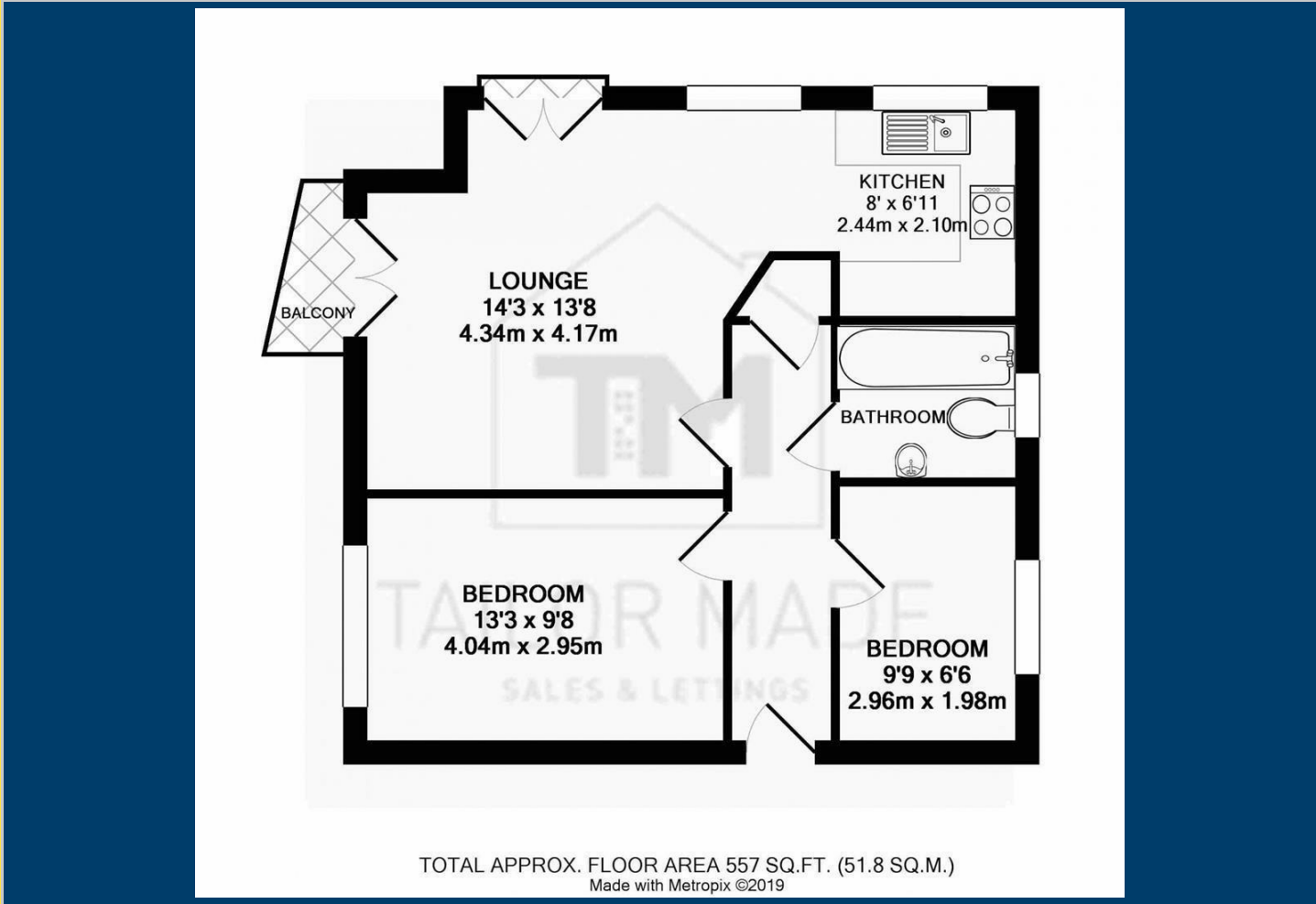
Hybrid Map



Terrain Map



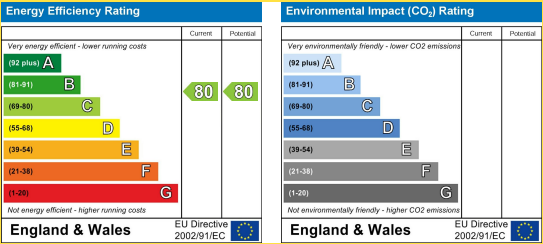
Floor Plan



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.