



TAILOR MADE
SALES & LETTINGS



Philmont Court

Bannerbrook Park, Coventry, CV4 9BF

Fixed Asking Price £145,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
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Tailor Made Sales and Lettings are delighted to offer this excellent, corner ground floor apartment located in the popular Bannerbrook Park development, close to a wide range of local amenities, Tile Hill rail station and Warwick University.

The property occupies a very favourable position within the block, directly on the corner, overlooking a large green and has the benefits of dual aspect patio doors, opening onto private courtyard areas, providing some valuable outside space.

There is a secure intercom front rear communal entrance, leading to the front door. There is a spacious entrance hallway with doors off to all principle rooms, including a large through lounge / diner, separate, but semi-open plan fitted kitchen, two spacious double bedrooms, recently redecorated and brand new carpets, en-suite shower room to the master and the main bathroom and store cupboard.

The property benefits from an allocated parking space, long lease and no onward chain.

Property Summary

Entrance Hallway

Doors off to all principle rooms, secure intercom system and storage cupboard.

Lounge

Double glazed window to the front elevation, two sets of double glazed patio doors, electric heater and opening to the kitchen.

Kitchen

Wall and base units, stainless steel sink drainer, four ring electric hob. electric oven, extractor hood above, space for fridge freezer and washing machine and double glazed window to the front elevation.

Bedroom One

Double glazed window, new carpets and electric heater.

En-Suite

Shower enclosure, wash hand basin, WC, heated towel rail and extractor fan.

Bedroom Two

Double glazed window, new carpets and electric heater.

Bathroom

A white suite comprising a bath with mixer tap shower, WC, wash hand basin, electric heater.

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.

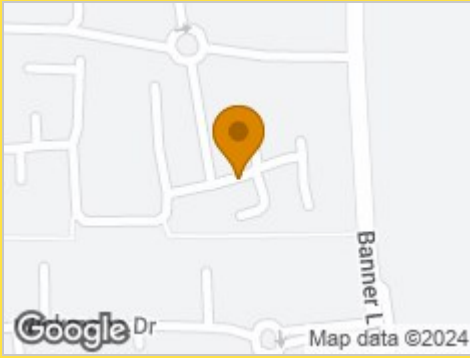
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.



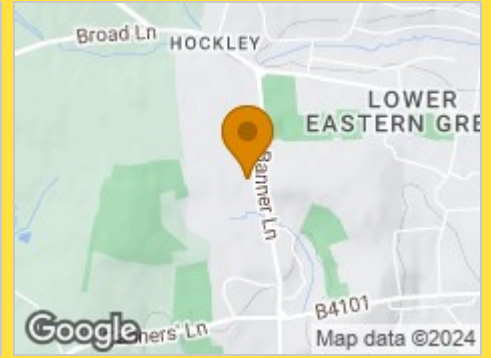
Road Map



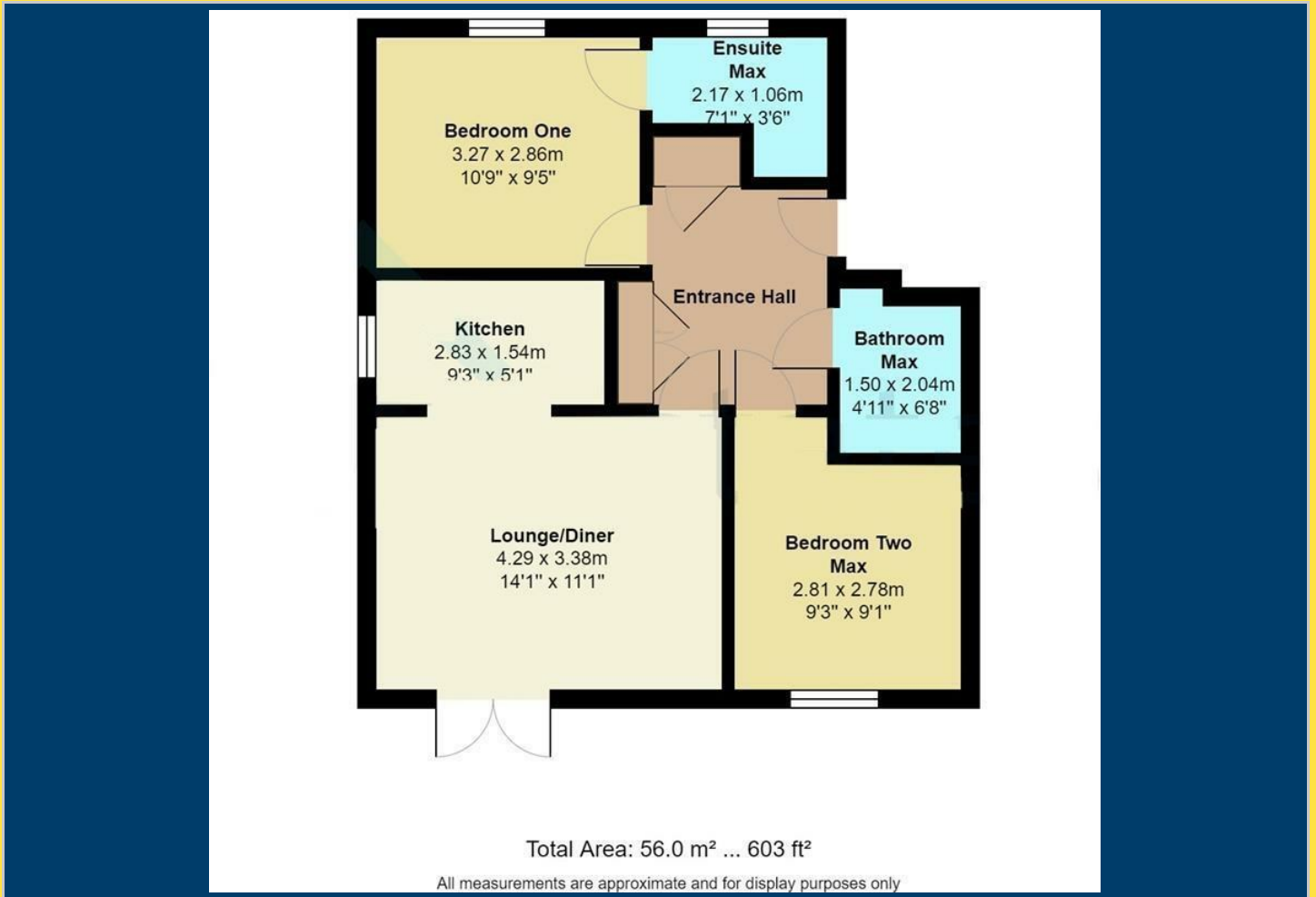
Hybrid Map



Terrain Map



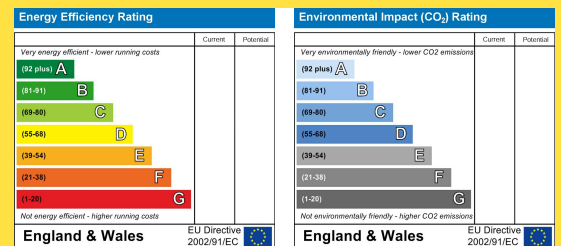
Floor Plan



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.