



SHORTLAND HORNE

Trusted Property Experts



Dennis Davison Place
CV4 9WU

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* IMMACULATE 2 BEDROOM FIRST FLOOR APARTMENT * VERY RARELY LIVED IN * CLOSE TO TILE HILL VILLAGE RAILWAY STATION * PRINCIPAL BEDROOM WITH ENSUITE SHOWER * 2 ALLOCATED CAR PARKING SPACES * VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

Welcome to this delightful two-bedroom apartment facing Banner Lane with fields beyond, on the sought-after area Bannerbrook Park development to the western outskirts of the city.

This three year old Persimmon built apartment offers a modern living experience with a touch of elegance that has been occupied from new and rarely lived in !!

The spacious open-plan lounge that seamlessly connects to a well-fitted kitchen with hob & oven (not used) and washing machine. This inviting space is perfect for both relaxation and entertaining, featuring a charming Juliet balcony that allows natural light and providing lovely views of the fields beyond.

The apartment boasts two bedrooms, with the principal bedroom benefiting from an

Custom text box



selling quality
property since 1995





Custom text box





Dimensions

ENTRANCE HALL

LOUNGE WITH OPEN
PLAN FITTED

KITCHEN

7.07 x 3.25

BEDROOM ONE WITH
ENSUITE SHOWER
ROOM

3.15 x 3.07

BEDROOM TWO

3.07 x 2.92

BATHROOM

2 ALLOCATED CAR
PARKING SPACES

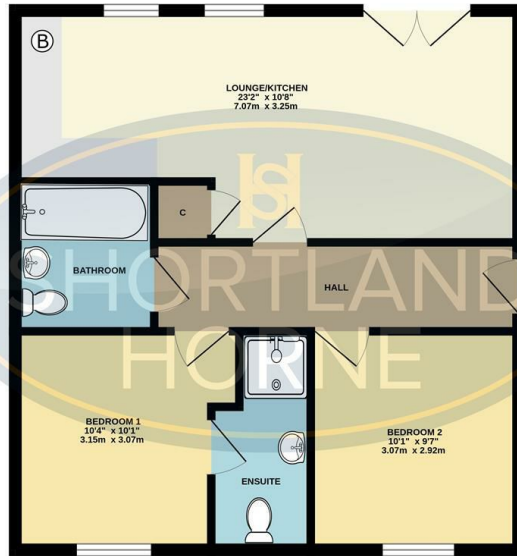
COMMUNAL
GARDENS

VIEWING HIGHLY
RECOMMENDED

NO UPWARD CHAIN

Floor Plan

FIRST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 2020

Total area: 575.00 sq ft

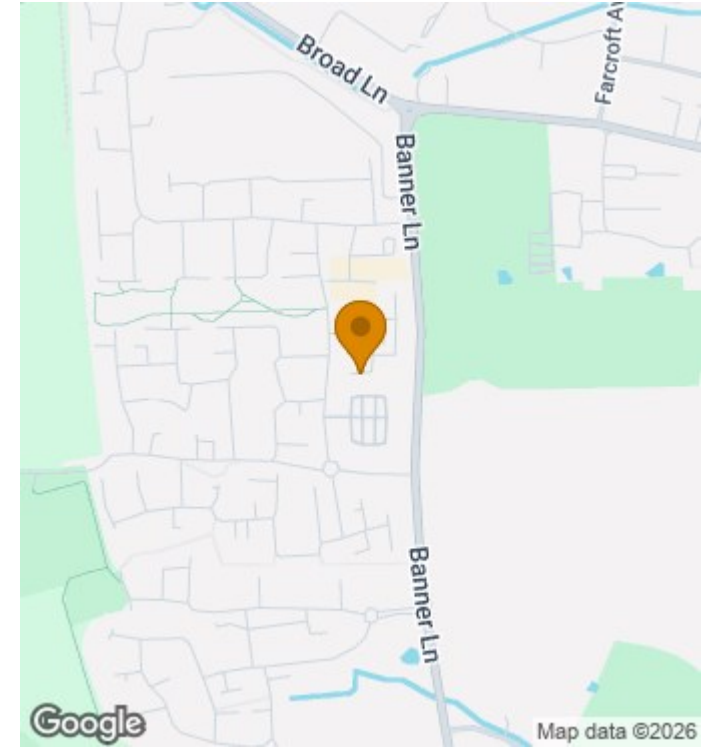
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Home.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	84	84			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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