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Monticello Way

Bannerbrook Park CV4 9WA

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A well-presented two-bedroom first-floor apartment situated within the popular Bannerbrook Park development, offered for sale to investors with a tenant already in situ and currently producing £950 PCM.

The apartment is accessed via a secure communal entrance with the benefit of lift access to the first floor. Internally, the property offers spacious accommodation and opens into an entrance hallway with useful storage.

The main living space is a bright and generous open-plan lounge/kitchen, with large windows providing plenty of natural light. The kitchen is fitted with a range of wall and base units together with integrated appliances including an oven, hob, washing machine and fridge/freezer, making the apartment ready-made for continued letting.

There are two bedrooms, with the principal bedroom benefiting from its own en-suite shower room, while a separate main bathroom serves the remainder of the accommodation.

Externally, the property benefits from one allocated parking space, while the development itself is attractively maintained with landscaped communal areas.

Monticello Way forms part of the established Bannerbrook Park development, popular with tenants due to its convenient position for Warwick University, Tile Hill railway station, Coventry city centre and the A45, as well as a good range of local shops and amenities.

The property is being sold with the existing tenant in situ, currently paying £950 per calendar month, making this a straightforward investment opportunity with rental income already established.

The lease expires in 2135, giving approximately 109 years remaining. The seller has advised that the combined service charge and ground rent is £1,822.10. The property is Council Tax Band B and has an EPC rating of B. Internet services are available through providers including Hyperoptic, Sky and BT, subject to individual provider availability.

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND

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Dimensions

Entrance Hallway
1.47m x 2.59m

Lounge
4.27m x 4.11m

Kitchen
3.33m x 1.52m

Bedroom One
3.20m x 4.09m

En-Suite
1.17m x 2.29m

Bedroom Two
2.54m x 2.97m

Bathroom
2.51m x 1.50m

Floor Plan



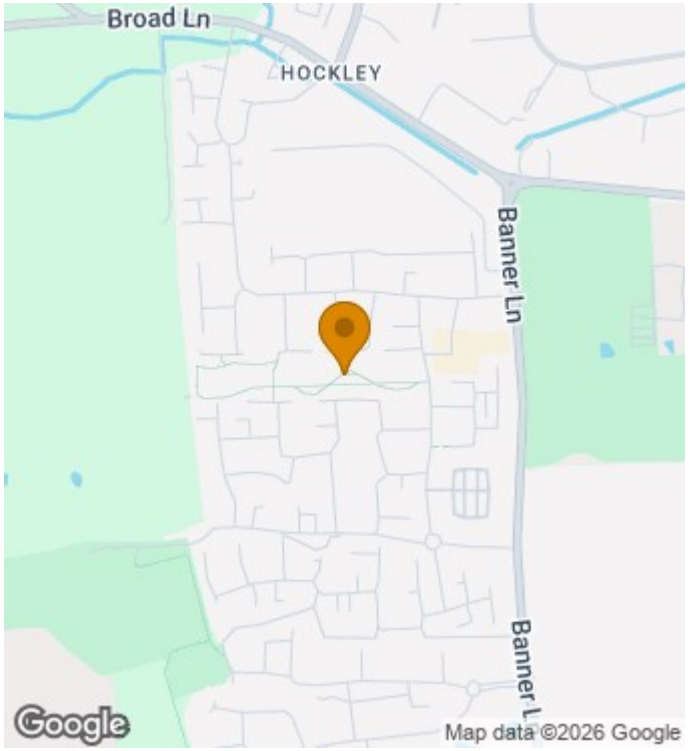
Total area: 601.00 sq ft

Disclaimer

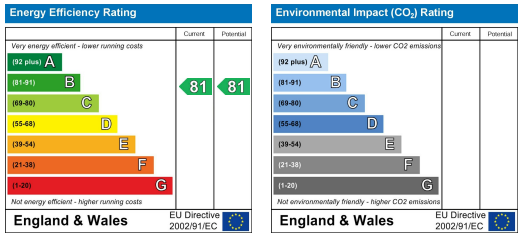
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 Horne.
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 Horne 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 ccordance 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 Horne 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 Horne'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 Horne 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



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