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Property Experts



Monticello Way
CV4 9WN

Monticello Way

CV4 9WN £995 PCM
£1,148 Deposit

Shortland Horne are pleased to present this modern third floor apartment, ideally located on the popular Monticello Way, Bannerbrook.

The property benefits from a convenient position close to local amenities and is within walking distance of Tile Hill Railway Station, offering excellent transport links. Further connectivity is provided by nearby bus routes and the A45 giving easy access to the wider motorway network.

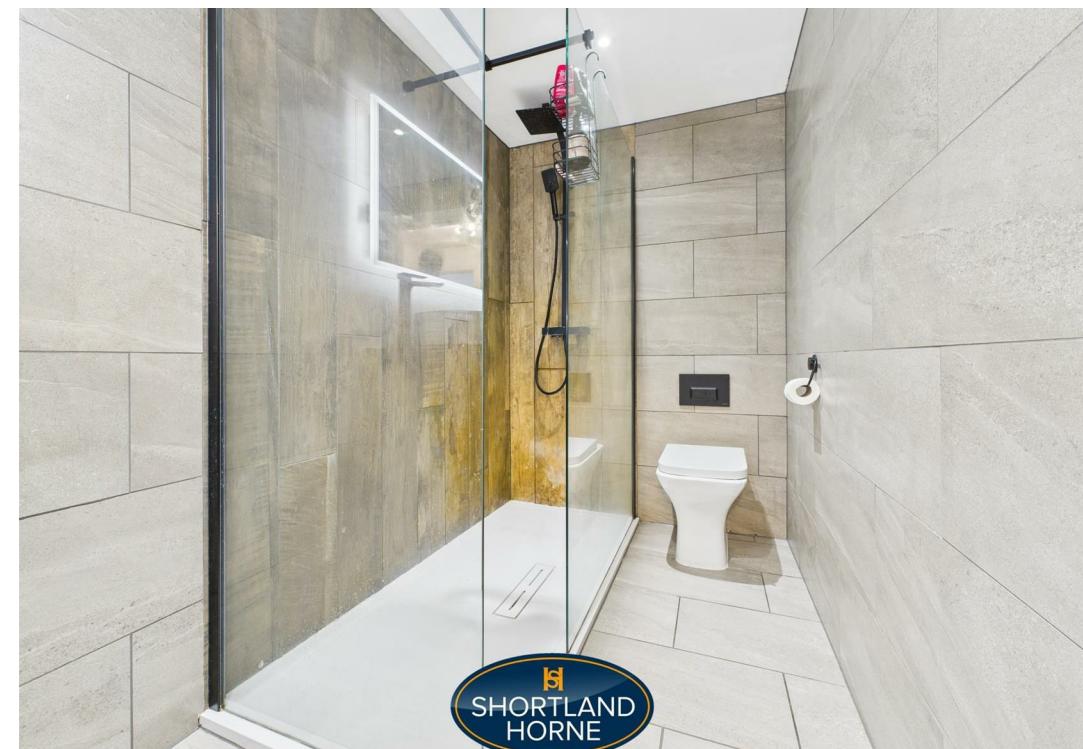
The accommodation briefly comprises a secure communal entrance with lift access to the third floor. Upon entering the apartment, there is an entrance hallway with a useful storage cupboard housing the washing machine. The open plan living and kitchen area features floor to ceiling windows allowing an abundance of natural light. The kitchen is well appointed with a fitted electric oven, four ring hob, inset sink with mixer tap, fridge freezer and a range of base and eye level storage units.

There are two double bedrooms with the principal bedroom benefiting from wardrobe units. The shower room has been recently updated and includes twin sink units, walk in shower, low level WC and contemporary ceramic finishes throughout.

Externally the property offers one allocated permit holder parking space.

AVAILABLE FROM 16TH MARCH | EPC RATING: AWAITED |
COUNCIL TAX BAND: B







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Floor Plan



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

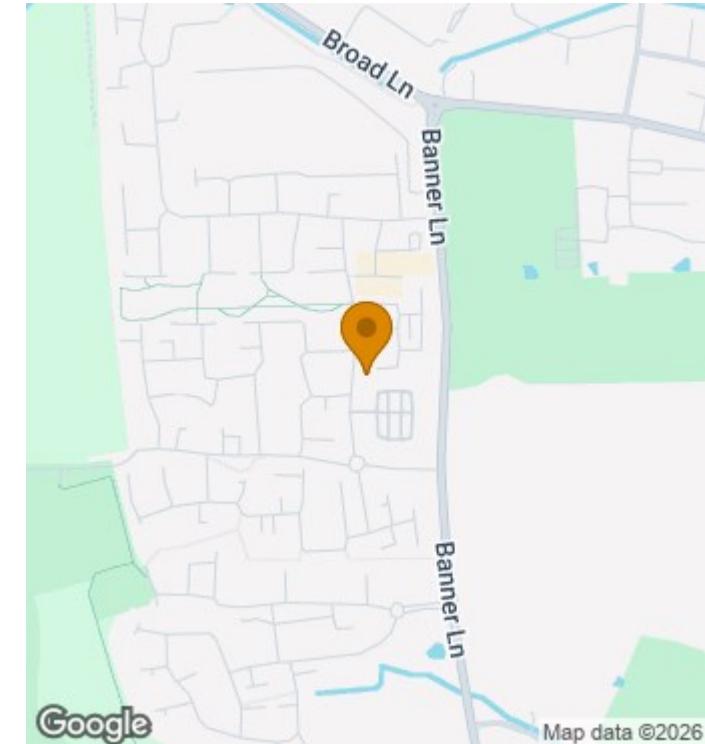
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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(39-54)	E		
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(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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