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Dennis Davison Place
Bannerbrook Park CV4 9WU

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* 2 BEDROOM FIRST FLOOR APARTMENT * CLOSE TO TILE HILL VILLAGE RAILWAY STATION * PRINCIPAL BEDROOM WITH ENSUITE SHOWER * 2 ALLOCATED CAR PARKING SPACES * VIEWING HIGHLY RECOMMENDED

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 by the current couple.

As you enter the apartment, you are greeted by a spacious open-plan lounge that seamlessly connects to a well-fitted kitchen with hob & oven. 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 generously sized bedrooms, with the principal bedroom benefiting from an ensuite shower room, ensuring privacy and convenience. The

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

ENTRANCE HALL

LOUNGE WITH OPEN
PLAN FITTED
KITCHEN

7.06 x 3.25

BEDROOM ONE

3.17 x 3.06

ENSUITE SHOWER
ROOM

BEDROOM TWO

3.06 x 2.92

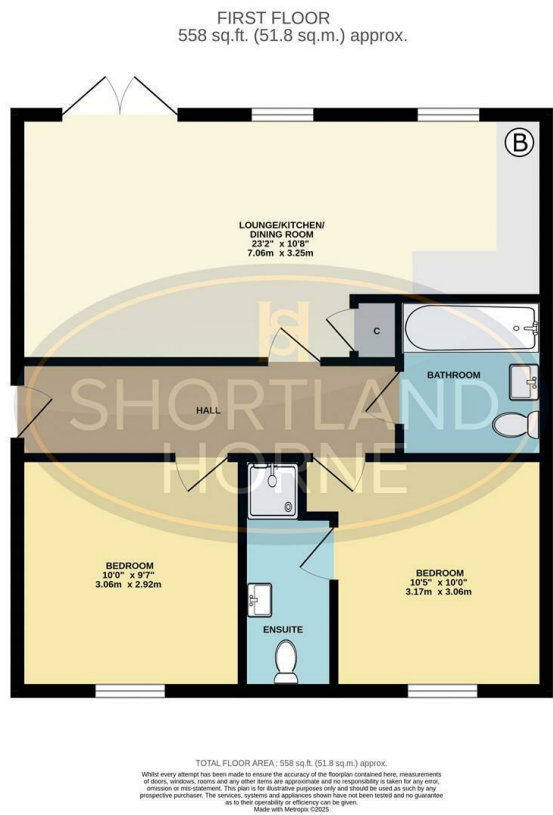
BATHROOM

2 ALLOCATED CAR
PARKING SPACES

VIEWING HIGHLY
RECOMMENDED



Floor Plan



Total area: 558.00 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.

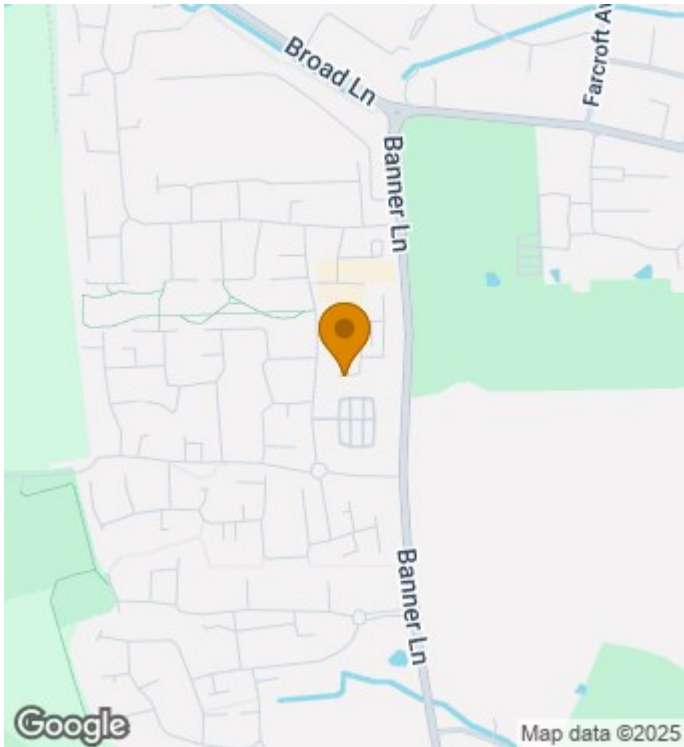
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

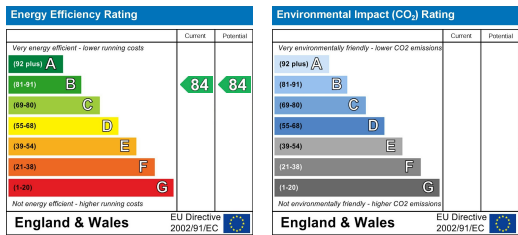
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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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