



Monticello Way, Bannerbrook Park
Offers Over £190,000

complete 
ESTATE AGENTS

Monticello Way, Bannerbrook Park, Coventry

Compete Estate Agency are proud to offer this immaculately presented three double bedroom duplex apartment, located in the highly desirable Bannerbrook development. Ideally situated for transport links via A45 and Tile Hill Station. Secured entrance into hallway with 3 bedrooms, En-suite to the master and family bathroom, stairs leading up to the living accommodation on the fifth floor which comprises Lounge and Kitchen/Diner with access to a fantastic roof terrace and patio area with panoramic views. The apartment further benefits from uPVC double glazing, gas central heating and an allocated parking space.

Lounge area 16'5" x 10'11" (5.00m x 3.33m)

Carpet flooring, TV, Phone and Satellite points. Gas central heated radiator. Large double glazed windows. Open to the dining area via 2 stairs.

Raised Dining Area 9'6" x 10'6" (2.90m x 3.20m)

Carpet flooring. Gas central heated radiator. Large double glazed window and double doors leading to the roof terrace and rear good sized patio area. Open to the kitchen.

Kitchen 9'6" x 10'6" (2.90m x 3.20m)

Cushion flooring. A range of wall and base units. Integrated electric fan oven and hob with an extractor fan overhead. Plumbing for a dishwasher. Double glazed window.

Stairway

Stairway with large double glazed window leading down to the fourth floor and bedroom area, hallway with telephone point and gas central heated radiator.



Bedroom One 13'6" x 9'8" max (4.11m x 2.95m max)

Carpet flooring, TV and telephone point. Double glazed window and gas central heated radiator. With access to the en-suite shower room.

En-Suite 7'8" x 3'4" (2.34m x 1.02m)

Cushion flooring. Three piece bathroom suite in white that includes Shower cubicle, wash hand basin and toilet. Gas central heated radiator and extractor fan.

Bedroom Two 9'11 x 12'67" (3.02m x 3.66m)

Carpet flooring, TV point. Double glazed window and gas central heated radiator. Large built in wardrobe incorporating mirrored sliding doors.

Bedroom Three 9'11" x 9'6" (3.02m x 2.90m)

Carpet flooring, TV point. Double glazed window and gas central heated radiator. Cupboard housing the Gas Combination Boiler and Extractor system.

Bathroom 8'9" x 5' (2.67m x 1.52m)

Cushion flooring. A white three piece suite that includes a bath with shower attachment, sink and toilet. A gas central heated radiator and extractor fan.

Storage 5' 3'8" (1.52m 1.12m)

Storage containing plumbing for a washing machine.

Understairs Storage

Large storage area housing the Electric consumer Unit, water meter and gas mains cut-off.

Viewing

Strictly by appointment only via Complete Estate Agents

Local Authority

Coventry City Council

Tenure

Leasehold

Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.



Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial

services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.



Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact/scale. The property may be different to actual diagram shown.
Plan produced using PlanUp.

Energy Efficiency Rating		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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

101 New Union Street, Coventry, West Midlands, CV1 2NT
 T: 02476 017701
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 ESTATE AGENTS