



ginger

MONTICELLO WAY

BANNERBROOK PARK

WELCOME

Monticello Way is an exciting development of modern apartments and serves a really great purpose locally, especially being convenient to Tile Hill train station, which gives connections to Birmingham, Coventry and onwards. It is also within easy reach of Birmingham International, local motorways, road links as well as having local shops, pub, post office, pharmacy and take-aways right on the doorstep. Whilst convenient to Tile Hill village, Coventry, Kenilworth and beyond. It is also handy to Warwick University (10 min drive, 22min on bus approx.), as well as countryside walks to Meriden, Berkswell and nature reserve opposite the apartment.

This apartment is located on the ground floor corner of the development facing Banner Lane, and provides spacious accommodation throughout, which includes a welcoming hallway with handy storage cupboard and a separate utility store for your washing machine. Boasting a large open-plan kitchen dining living area, with plenty of windows providing plenty of light and restful views. A principal bedroom with en-suite, two further generous size double bedrooms, and the main family bathroom.

KEY FEATURES

- Three bedroom spacious ground floor apartment
- Convenient for Tile Hill train station, Birmingham International, local shops and excellent commuter links
- Communal hallway with intercom door access system
- One allocated parking space near to access door
- Generous and bright open-plan lounge/diner/kitchen
- Principal bedroom with en-suite shower room
- Two further double bedrooms and main bathroom
- Handy utility cupboard/store
- Easy reach to Warwick University
- A lovely bright apartment ideal for first time buyer, investor/down-sizer







LIVING SPACES

Welcome inside the apartment. The hallway is spacious, neutrally presented with contrasting hardwearing flooring for ease of cleaning and great for kids. The hallway has the benefit of a handy storage cupboard as you access the hallway, which is perfect for hanging coats, leaving shoes etc and providing some hideaway space for your tuck-aways. Furthermore, off the hallway is a utility cupboard which provides plumbing for your washing machine, as well as some extra storage space, and a worksurface too, a great feature. The hall has the control for the communal front door; control for the alarm system and heating as well as twin ceiling lights.

If you're looking for a home that offers open-plan living and cooking area then look no further; and if you are a social animal and love having friends and family over to entertain, then this space works amazingly. If you require this property as a family home, then again, this open-plan living set up works perfectly.

We love the size of this living space, and particularly the amount of windows around the two sides boasting a view out into the communal gardens and nature reserve opposite, whilst providing the abundance of natural light into the space. The living area is perfect for multiple sofas, bookshelves and media centre as well as having the ideal spot for a dining table, linking dining and relaxing together. The living room has central heating and ceiling lighting.

This open plan space leads into the kitchenette, providing a comprehensive range of modern cream hi-gloss wall and base units with contrasting wood-effect work surface space having a number of power points around for small appliances. The kitchenette has some fitted appliances which include a fridge and freezer, a double oven, electric hob, splashback with extractor hood over and a fitted dishwasher. There's also a one and a half sink with a mixer tap, extractor fan and ceiling lighting. Everything you need within arms reach, and you can entertain friends while showing off your culinary skills.

This is a great space, whether you're here on your own, entertaining friends, or as a three bed apartment for a family.







BEDROOMS AND BATHROOMS

This apartment provides generous sleeping and washroom accommodation.

First of all, the principal bedroom is a nice size, very spacious providing good floor space for a large bed, accompanying side tables and having plenty of wall space for freestanding wardrobes. We like the tall double glazed window to the side elevation which ensures plenty of natural light, as well as having a large opening window, blinds and a greenery view.

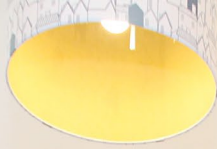
Principal bedroom en-suite shower room is a good size, having the benefit of a double size shower with an electric Triton T80 shower unit complimented by a sliding glass screen. An Ideal Standard pedestal wash basin with chrome mixer tap, WC with wall-mounted dual flush control. The en-suite has stylish tiling around the wet areas, vanity storage cupboard and shavers point as well as central heating, ceiling light and extractor.

Bedroom number two is also a nice sized double bedroom providing plenty of floor space. As you will see from your tour and photographs this room easily accommodates a double bed and side tables. The owners also use this as an office space in conjunction with a guest bedroom, which houses a workstation and bookshelves for files. This room would be perfect as a teenagers room providing their bedspace study space and rooms for a wardrobe. This bedroom also enjoys a tall window to the front elevation, having a large open window and fitted blinds. There's also central heating radiator and ceiling lighting.

Bedroom number three is a flexible space, good size double room if needed, a substantial single or works really well as a work from home office space. This room is neutrally represented with carpets, having tall window to the side elevation which opens, and a separate cupboard which is home to the Ideal Logic combination 35 boiler whilst provides a little extra storage. This bedroom also has central heating radiator with thermostat control and ceiling light.

The main family bathroom is neutral and spacious, offering a modern white suite which comprises of a long bath with mixer tap and shower attachment above, complimented by a glass shower screen, as well as a pedestal Ideal Standard wash basin with chrome mixer tap and a WC with dual flush. The room is neutral style is complimented with contrasting vinyl floor tiling, as well as having a central heating radiator with thermostat. There is a handy vanity storage cupboard and light.















ADDITIONAL INFORMATION

The property is leasehold with approx. 111 years unexpired. We are advised the ground rent is £280 pa, with a service charge approx. £1781 pa. The development is managed by First Port. (figures provided by owner-please seek confirmation from lawyer).

The property is approx. 13 years old, built by Persimmon.

The Ideal logic combiner's 35 Gas boiler is located in the airing cupboard in bedroom three. Serviced in March 2024.

Utilities

Gas and Electric

Water - Severn Trent around £250pa

Council - Coventry City council

Council tax band - C

Council Tax approx. £2040 2024/25

Gas & Electric combined £1272 March 23/24

Provided by current owner.

NEAREST TRAIN- Tile Hill Train Station

BUS STOP- Outside development on Banner Lane direct to Coventry

AIRPORT- Birmingham International Train and air

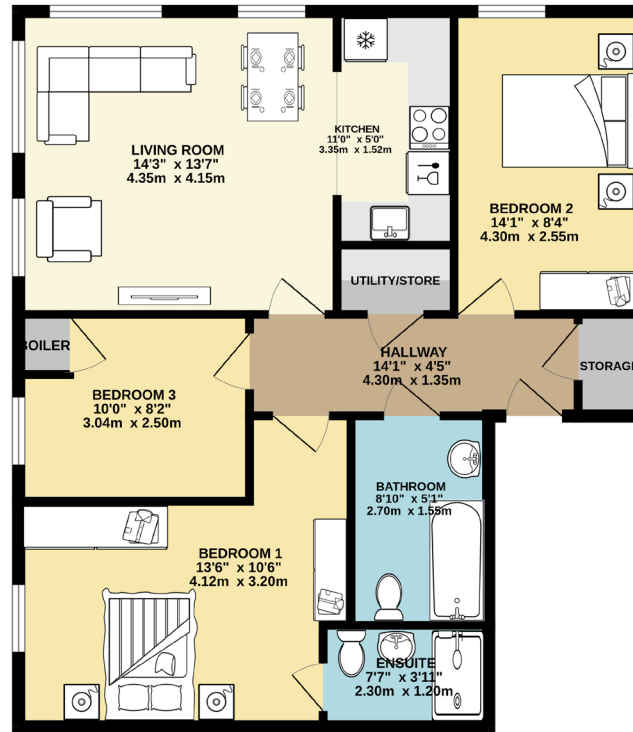
MOTORWAYS- M42 (NEC), M6, and M45/M1

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN



3 BEDROOM GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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