



Trusted  
Property Experts

MONTICELLO WAY

Monticello Way  
Bannerbrook Park CV4 9AL



## Monticello Way CV4 9AL

**\*ZERO DEPOSIT SERVICE OFFERED\* \*AVAILABLE END OF JULY\* \*MUST SEE\*** A beautiful modern three bedroom townhouse in the sought after Bannerbrook Park development, located in the west side of Coventry. The ground floor comprises of a living room, a fitted kitchen with appliances and a w.c. The first floor has two double bedrooms and a bathroom with a shower. On the second floor there is a large master double bedroom. To the front and rear of the property there are low maintenance gardens. This property comes with two allocated parking spaces at the rear and on street parking. With amenities located on the development and also within close proximity, good motorway links, schools and Warwick University nearby. Families yes. Professional sharers yes. Students no. Pets considered. FURNISHED. Energy rating C.

£895 rent in advance

£1030 deposit

**selling quality**  
property since 1995

*Custom text box*





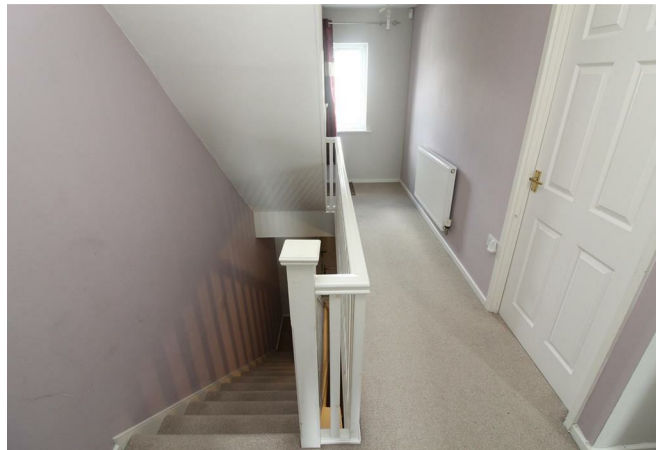


*Custom text box*





## Dimensions



# Floor Plan

# Location Map



Total area: 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.

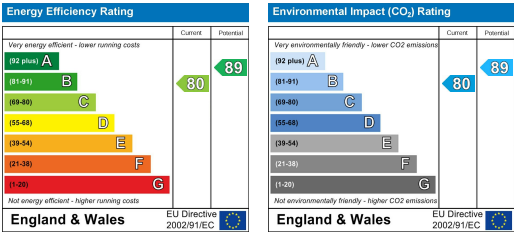
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**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.

# EPC



☎ 02476 222 123

✉ sales@shortland-horne.co.uk

📍 @ShortlandHorne

🌐 shortland-horne.co.uk

📍 Shortland-Horne

**Shortland Horne** Residential Sales and Lettings  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

Trusted  
Property Experts