



Flat 5 Hillman House, Smithford Way, Coventry, CV1 1FZ

Asking Price £1,100.00 p.c.m.



UNIQUE & RECENTLY REFURBISHED
FOURTH FLOOR CITY CENTRE APARTMENT
SPACIOUS LIVING/ DINING AREA
2 LARGE BEDROOMS
FITTED KITCHEN
BALCONY
DOUBLE GLAZED & CENTRLLY HEATED
FURNISHED
AVAILABLE NOW

Communal Lobby Leading to Flat door

Hallway

Doors to all rooms off, Storage cupboards, central heating radiator

Open plan Lounge Diner

7.4m (24' 3") x 6.0 m (19' 8") x 2.9m (9' 6") x 3.0m (9' 10")
open plan lounge & dining area, dining table with 4 chairs, lounge area with sofa, three central heating radiators, built in storage, double glazed window to rear and door to balcony

Kitchen

4.5m (14' 9") x 2.3m (7' 7")
Fitted base and wall units, integrated oven & grill, induction hob with extractor over, sink with mixer tap, fridge freezer, washing machine and dishwasher. breakfast bar area with double glazed window overlooking the city centre, storage cupboard housing boiler, central heating radiator

Bathroom

2.0m (6' 7") x 2.3m (7' 7")
low level w/c, hand wash basin, panelled bath with rainfall shower over, Chrome heated towel rail, built in airing cupboard

Bedroom 1

3.0m (9' 10") x 5.9m (19' 4")
built in double wardrobes, double glazed window, two central heating radiators

Bedroom 2

2.5m (8' 2") x 4.8m (15' 9")
double glazed window, Central heating radiator, Double bed

Balcony

overlooking City Centre

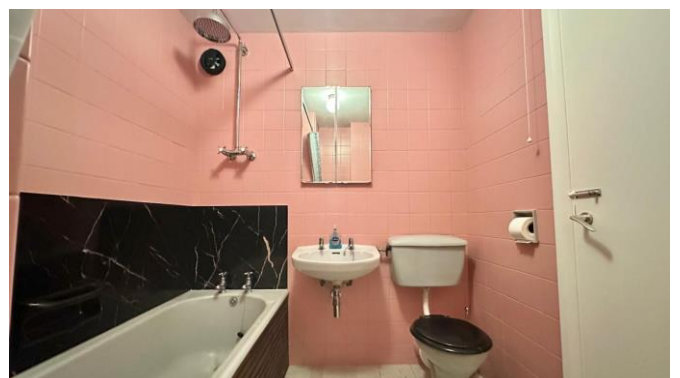
AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS 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. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.



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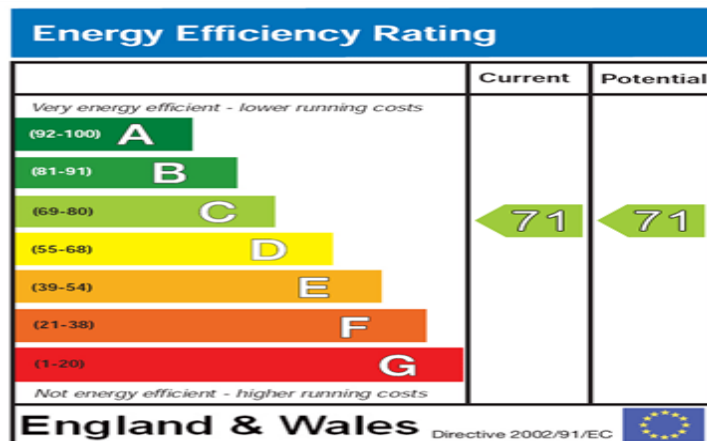
(4) Potential renters are advised to recheck the measurements before committing to any expense.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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