



PROPERTY  
SERVICES  
LIMITED



## Room 2, 165 Gulson Road , Coventry, CV1 2HZ

£825 Per Month



Double Luxe Suite Is Available Now In The Heart Of The City Centre.

This Newly Renovated 6 bedroom Property Is Fully Equipped To Meet All Of Your Needs, If You Are A Student Or Working Professional, This Property Has Something For You.

The lux-suites have been designed to really appreciate and utilise the space exceptionally well, cleverly creating a subtle dividing bed/living area space.

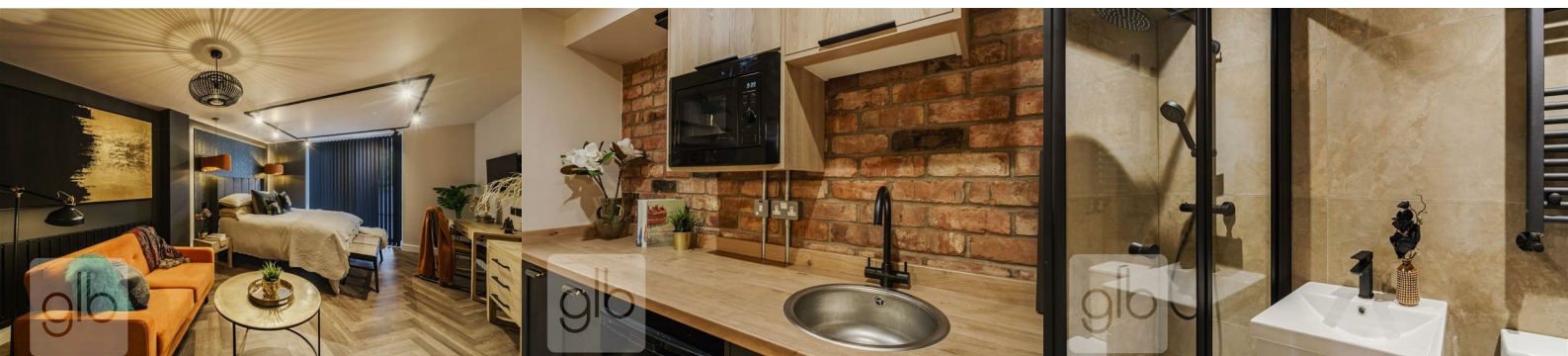
The kitchenette is equipped for all your daily requirements including a micro-oven, sink and an under counter fridge with freezer compartment (the main communal kitchen includes a hob and oven as well as a dishwasher should they be required), a lovely little lounge area with a small sofa, coffee table and TV, as well as a desk for all your study or work requirements.

The shower room has a wonderfully modern tile design with a spacious shower, sink & toilet. The lux-suite comes fully furnished to a high standard throughout.

Each Room Available Is Single Occupancy Only!

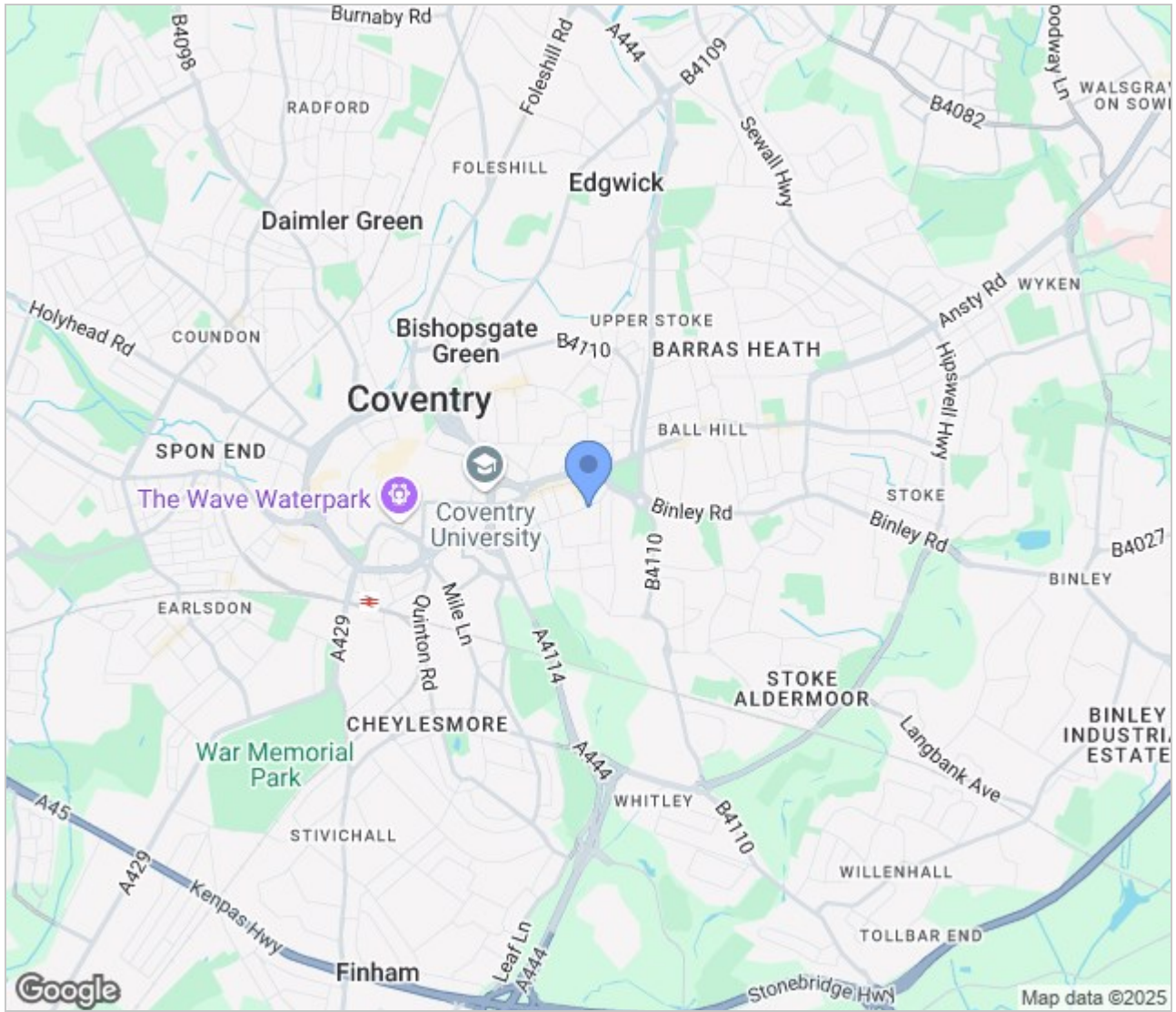
£825.00 PCM With All Bills Included.

Council Tax - Band B







## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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