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RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

40 MELVILLE ROAD,
COVENTRY, CV1 3AL

£825 PER CALENDAR

40 MELVILLE ROAD



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We are thrilled to present these amazing, modern Studio Apartments - **BILLS ARE INCLUDED**. This property has recently undergone a **COMPLETE** refurbishment to a very high standard, beautifully designed with a range of studio apartments to choose from, all with brand-new appliances. Conveniently located **NEAR COVENTRY CITY CENTRE**, and a short cycle or bus trip to surrounding biggest employers in the city, making this perfect for the working professional. There are also ample street parking. Many supermarkets, retailers, gyms, etc. are all within walking distance and there are bus stops only minutes away.

The studios benefit from a modern fitted kitchenette with fridge, microwave, sink, and come fully furnished with modern **BRAND-NEW** furniture with plenty of **STORAGE**, including, comfortable bed, wardrobe with drawers, under bed storage, desk with a shelf and chair. Each studio also comes with a modern fitted **PRIVATE** en-suite shower room and a wall-mounted **SMART TV**.

The house further benefits from an **AMAZING COMMUNAL KITCHEN** and dining area with a 55" smart TV, great for socializing, and relaxing. The shared kitchen is fully fitted with a split oven, integrated hob, fridge/freezer, microwave, toaster, kettle, clothes washer, dryer, etc. There is a **WONDERFUL**

REAR GARDEN AREA with comfortable bench seating for relaxing in the summer sun or enjoying evenings under the festoon lighting. The following **BILLS ARE INCLUDED** within the monthly rent: High-speed broadband, Council-tax, water, gas, electricity and also communal cleaner and maintenance service.

WOW.. Deluxe, Stylish and Newly Renovated Rooms With Modern En-Suites - **BILLS INCLUSIVE**. Located only a 10 minute walk into Coventry city centre and a short commute to Coventry train station, you do not want to miss out on reserving these spectacular rooms. The property has been professionally designed by an interior designer and is perfect for those wanting to live within a commutable distance to; Coventry City Centre, Coventry Train Station, Coventry University and University Hospital Coventry & Warwickshire. We have a range of fully furnished en-suite rooms to choose from. The rooms benefit from being fully furnished with beds and orthopedic mattresses, wardrobe, TV and a desk and chair. Each room also comes equipped with a modern en-suite shower room with rainfall shower. The house further benefits from a luxuriously spacious and open plan communal dining room and shared kitchen perfect for those wanting to socialise or work from home.





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