

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA



**QUEENS ROAD,**  
COVENTRY, CV1 3EH

**PCM**  
**£725 PCM**

QUEENS ROAD



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Nestled on the vibrant Queens Road in Coventry, this charming studio apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. The studio room is thoughtfully furnished, providing a welcoming atmosphere that is ready for you to move in immediately.

One of the standout features of this property is its prime location, just a short stroll from Coventry train station, making it ideal for commuters or anyone who enjoys easy access to the wider region. The surrounding area boasts a variety of local amenities, ensuring that everything you need is within reach.

This studio is available for immediate occupancy and comes with the added benefit of all bills included, with the exception of council tax,

allowing for hassle-free living. Whether you are a student, a young professional, or simply looking for a cosy space to call home, this studio offers both comfort and convenience in one of Coventry's most sought-after locations.

Do not miss the chance to make this delightful studio your new home. Contact us today to arrange a viewing and experience all that this property has to offer.





#### 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  |           |

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