



## 2a Clements Street, Stoke, Coventry, CV2 4HX

Loveitts are pleased to present this newly refurbished spacious studio apartment located in Stoke, Coventry. The property briefly comprises of external stairs to flat entrance, brand new modern bathroom with walk-in shower, w/c and sink. Brand new modern fitted kitchen including washing machine and fridge/freezer. Spacious living/bedroom space.

The property benefits from being newly refurbished throughout, on-street parking and located within walking distance to local amenities.

\*\*Available July - Deposit £750\*\*

\*Council Tax Band A - Minimum Tenancy 12 Months\*

- Stoke
- Spacious Studio Apartment
- First Floor
- Newly Refurbished Throughout
- Available July
- Council Tax Band A
- Unfurnished
- Viewing Recommended

**£650 Per Calendar Month**

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>		
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