



## Flat 4, 10 Regent Street, Earlsdon, Coventry, CV1 3EP

\*\*\* AVAILABLE FEBRUARY \*\*\* This spacious two-bedroom flat is located in the highly sought-after area of Earlsdon, Coventry, just a short walk from Coventry City Centre and local amenities.

The property comprises an entrance hallway, a generous living room, and a large modern fitted kitchen/diner. There is a family bathroom with bath, WC, and sink. Upstairs offers two double bedrooms and a large landing area, ideal for use as a home office or study space.

Further benefits include the cost of heating being included within the rent, making this an attractive and cost-effective option.

Offered UNFURNISHED. Council Tax Band B. Energy Rating E.

**£1,050 PCM**

- Available February
- Earlsdon, Coventry
- Two Bedroom Flat
- Unfurnished
- Spacious Throughout
- Walking Distance To Coventry City Centre
- Council Tax Band B
- Heating Costs Included Within The Rent
- Energy Rating E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(61-80) C			
(55-60) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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) A			
(81-91) B			
(61-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



29 Warwick Row, Coventry, West Midlands, CV1 1DY  
 Tel: 02476 635555 Email: [coventrylettings@sheldonbosleyknight.co.uk](mailto:coventrylettings@sheldonbosleyknight.co.uk)

