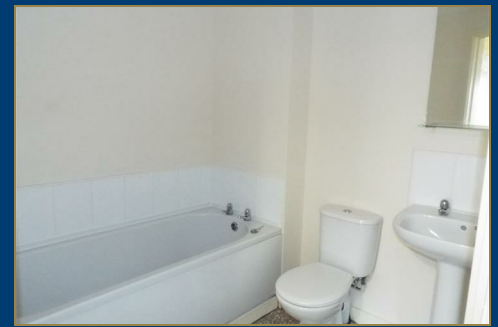




**ASSURED  
RESIDENTIAL**

8 Eaton Road  
Station Square  
Coventry CV1 2FF  
Tel: 024 7622 5030  
Fax: 024 7622 5040  
Email: [lettings@assuredresidential.com](mailto:lettings@assuredresidential.com)  
Web: [assuredresidential.com](http://assuredresidential.com)



**14 Blakely Court, 50 Highley Drive,  
Coventry, CV6 3HJ**

**£800 Per Month**

A modern, well planned purpose built TWO BEDROOM GROUND FLOOR apartment with BATHROOM & EN SUITE.

Situated on the popular Daimler Green development in Radford, just north of Coventry City Centre. The property is well appointed and in good order. There are floor coverings throughout and vertical blinds to the windows. The layout includes communal entrance with external intercom, hall, spacious living room with open plan kitchen including oven and hob, two bedrooms (one having an en suite shower room) and bathroom. Gas fired central heating is installed and there is U.P.V.C. double glazing. Outside are communal gardens and one allocated parking space. Offered on an UNFURNISHED basis and AVAILABLE NOW.



### COMMUNAL ENTRANCE

The property is accessed via a communal entrance with the benefit of a door entry telephone system.

### HALLWAY

Quite spacious with entrance door, panelled doors leading off and a built in cupboard.

### LIVING ROOM

10'9" x 14'3" (3.30 x 4.35)



A light and airy room with double glazed windows with vertical blinds to the front and side and 2 single panel radiators. Fitted carpet.

### KITCHEN

7'6" x 7'8" (2.29 x 2.34)



Fitted with maple effect units and integrated electric oven and hob, inset single drainer sink unit, spaces for a tall fridge freezer and a washing machine (not provided). Cushion flooring. uPVC framed double glazed window to the side.

### BATHROOM



With a white bathroom suite comprising panelled bath, low level WC and pedestal wash basin and cushion flooring. Single panel radiator,

### BEDROOM ONE

8'7" x 12'7" average (2.64 x 3.84 average)



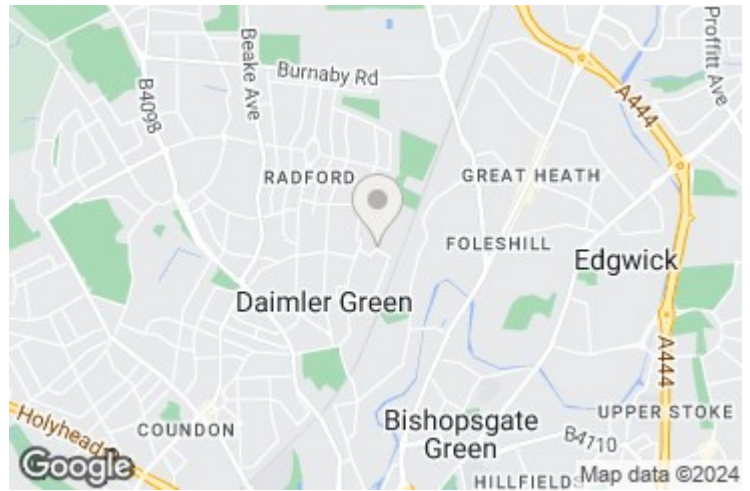
Single panel radiator and double glazed window with vertical blinds to the front. Fitted carpet.



## ENSUITE SHOWER ROOM



With double sized shower enclosure with a sliding glass door and an electric shower within, pedestal wash basin, low level WC, single panel radiator, extractor fan and vinyl floor covering.



## BEDROOM TWO

5'10" x 11'9" (1.78 x 3.60)



Single panel radiator and double glazed window with vertical blinds to the front. Fitted carpet.

## PARKING and COMMUNAL GARDENS

There is an allocated parking space for one car and shared visitors spaces in the Car Park to the rear of the building. Communal gardens being laid to lawn.

## COUNCIL TAX

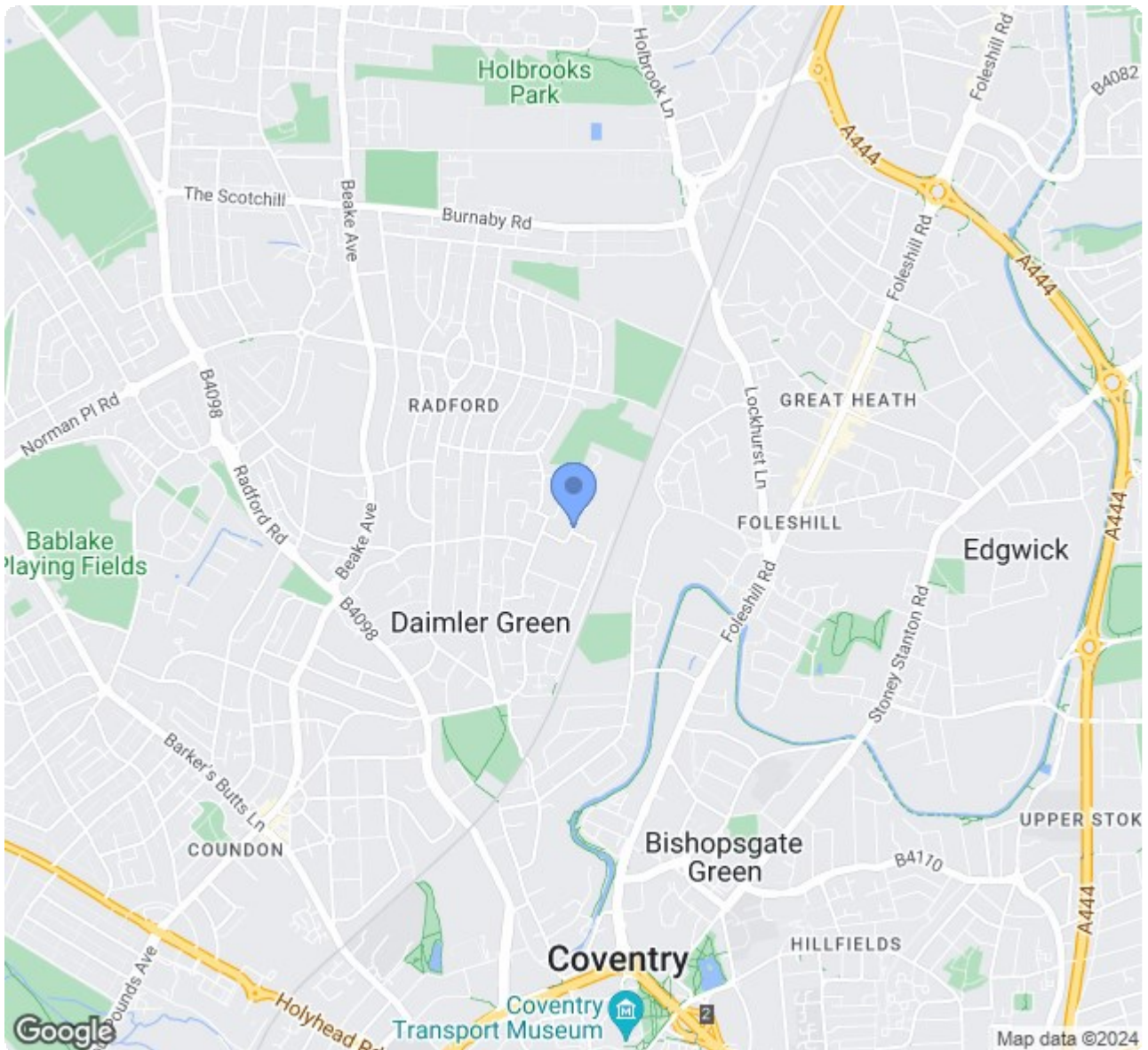
Band B


## DEPOSIT

A Security Deposit of £920 in addition to the first month's rent will be payable prior to the start of the tenancy.

## DIRECTIONS

Leave the City via the Radford Road turning right at the traffic lights into Lydgate Road. At the top of the hill go through the first mini roundabout and at the second turn left into Chetton Avenue. At the T junction turn right into Witnell Road, left into Romsley Road, left into Trimpley Drive, right into Chorley Way, right into Highley Drive and the purpose built block will be seen on the right hand side of the road way. For Sat Nav users the postcode is CV6 3HJ.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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	

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 or agreement. Prospective tenants 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.