



**ASSURED
RESIDENTIAL**

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**50 Firedrake Croft
Coventry, CV1 2DR**

£750 Per Month

A two bedroom first floor apartment conveniently situated just to the East of Coventry City centre. There are all of the benefits of a newer property, with UPVC double glazed windows, panelled doors throughout, fresh neutral decor and carpets. There is a good sized and attractive maple kitchen off the lounge including a washing machine, a well fitted bathroom with a chrome mixer shower over the bath and lounge with a fire surround and electric fire. There is allocated parking. Offered on an unfurnished basis. AVAILABLE JULY.



COMMUNAL ENTRANCE

The apartment is accessed via a communal carpeted and heated entrance hall and stairway with the added security of a telephone door entry system.

HALLWAY

3'8" x 13'6" (1.12 x 4.11)

With an electric night storage heater, an oak veneer entrance door and panelled internal doors leading to all of the rooms.

LOUNGE

14'9" x 12'8" (4.50 x 3.86)



A good sized lounge with an attractive fire surround with coal effect electric fire inset.

KITCHEN

7'11" x 9'2" (2.41 x 2.79)



Attractively fitted with maple effect units, attractive neutral matt splash back tiling complemented by dark worktops and including a washing machine.

BATHROOM

6'4" x 6'1" (1.93 x 1.85)



An attractive and well appointed bathroom fitted with a white suite with a flush chrome mixer shower over the bath.

BEDROOM ONE

12'9" max x 9'1" (3.89 max x 2.77)



With a built in airing cupboard.

BEDROOM TWO

9'9" x 6'2" (2.97 x 1.88)



ALLOCATED PARKING

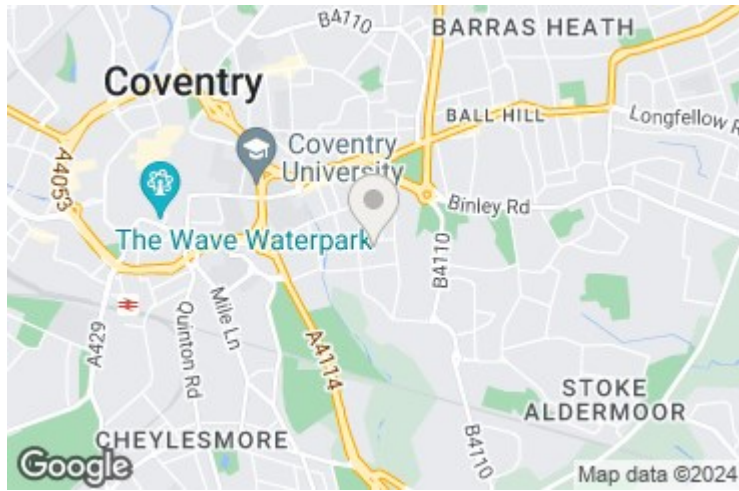
There is allocated parking to the front of the property.

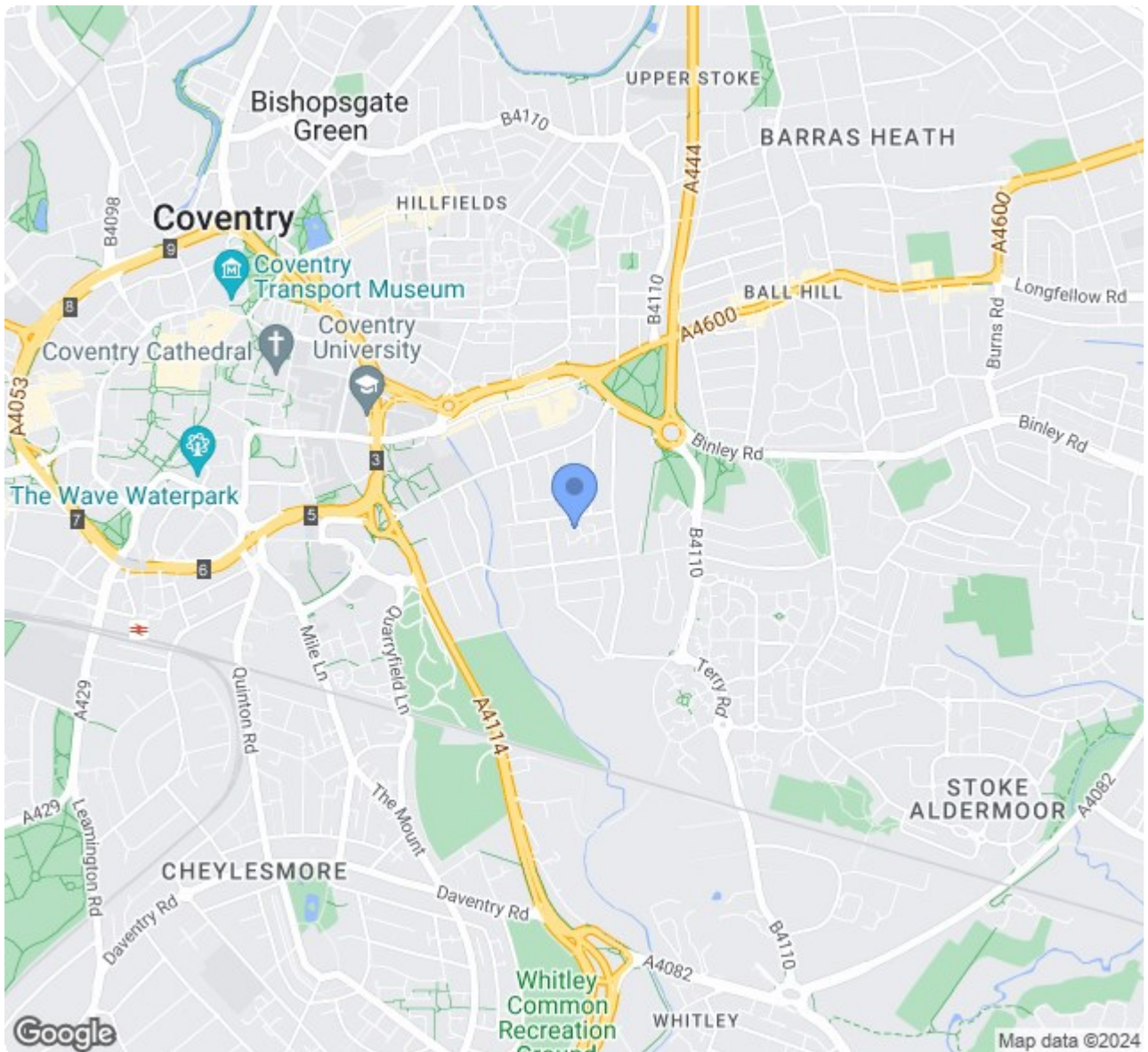
COUNCIL TAX

Band A

DEPOSIT

A Security Deposit of £865 will be payable in addition to the first month's rent prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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