



**ASSURED
RESIDENTIAL**

8 Eaton Road
Station Square
Coventry CV1 2FF
Tel: 024 7622 5030
Fax: 024 7622 5040
Email: lettings@assuredresidential.com
Web: assuredresidential.com



**17 Roundhouse Road
Coventry, CV3 1DA**

£750 Per Month

A light and spacious redecorated first floor maisonette to the South East of the City. The accommodation comprises entrance/stairs to landing, living/dining room with kitchen off, two bedrooms and bathroom with shower. The property has recently installed double glazed windows throughout and electric heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.



The property is accessed via a shared pathway to the hardwood effect uPVC entrance door.

Stairs/Landing

With storage/airing cupboard housing the electrically heated hot water tank.

Living/Dining Room

12'2" (9'10" at the narrowest) x 16'11" (3.72 (3.02 at the narrowest) x 5.16)



uPVC framed double glazed window to the front, electric panel heater and fitted carpet with door off to the

Kitchen

6'11" x 10'4" (2.12 x 3.15)



Having a range of hardwood effect units with inset single drainer sink, electric hob with hood over, new built in electric oven and under counter spaces for fridge and washing machine (not provided). Vinyl flooring.

Main Bedroom

10'0" x 14'10" (3.05 x 4.54)



uPVC framed double glazed window to the rear, electric panel heater and fitted carpet.

Bedroom Two

5'10" x 11'9" (1.80 x 3.59)



uPVC framed double glazed window to the rear, electric panel heater and vinyl flooring. Built-in, open wardrobe.

Bathroom

5'10" x 4'10" (1.78 x 1.48)



Having fully tiled walls, vinyl flooring and a modern white suite comprising small bath with electric shower over, Vanity basin and close coupled toilet

Parking

No allocated parking, on street only.

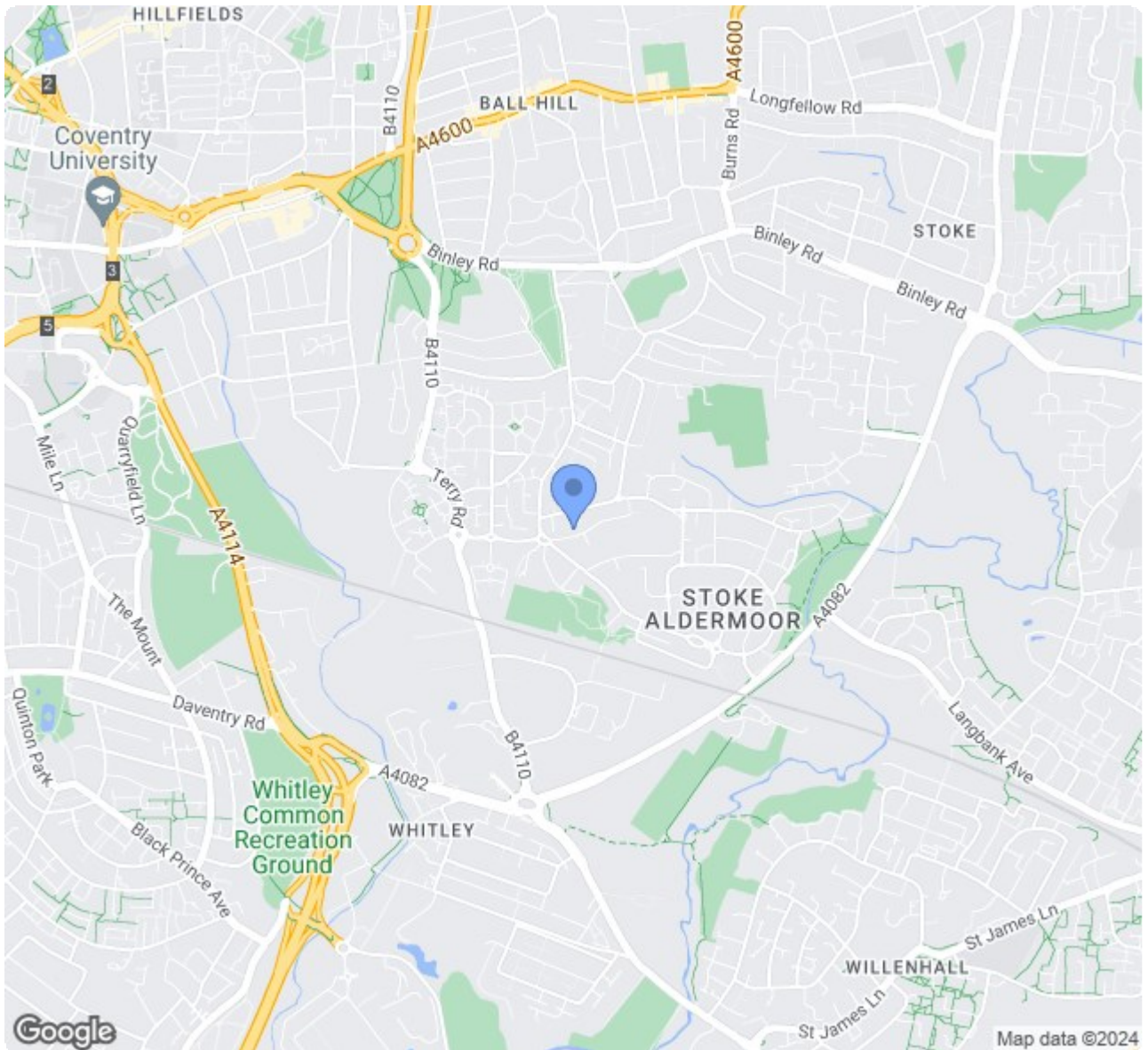
Council Tax

Band A

Deposit

A security deposit of £865.00 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(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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