



**ASSURED
RESIDENTIAL**

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**Flat B, 35 Allesley Old Road
Coventry, CV5 8BU**

£650 Per Month

A generously proportioned and well presented duplex studio apartment in a conveniently located in Chapelfields, just to the west of Coventry City center. There is a hallway with independent access to the rear garden, a kitchen and bathroom on the ground floor and a good sized living and bedroom area on the first floor. The accommodation has UPVC double glazed windows and a gas fired combination central heating boiler. Offered on an unfurnished basis. AVAILABLE AUGUST.



To The Front

The property is set behind a small lawned front garden

Hallway

On the ground floor and with the kitchen bathroom and stairs leading off. There is a door to the rear garden.

Bathroom

6'4" max x 10'8" (1.93m max x 3.25m)



Fitted with a white suite and with a tap mixer shower over the bath.

L Shaped Kitchen

9'3" max x 8'6" max (2.82m max x 2.59m max)



Fitted with a range of maple effect units and with space for a washing machine and small under counter fridge.

Living Area

26'1" max x 9'2" max (7.95m max x 2.79m max)



A generously proportioned living area with ample room for defined lounge and sleeping areas. The combination gas central heating boiler is housed within a cupboard and the room is light and airy with two windows and a part roofline ceiling.

Rear Garden

There is a shared rear garden.

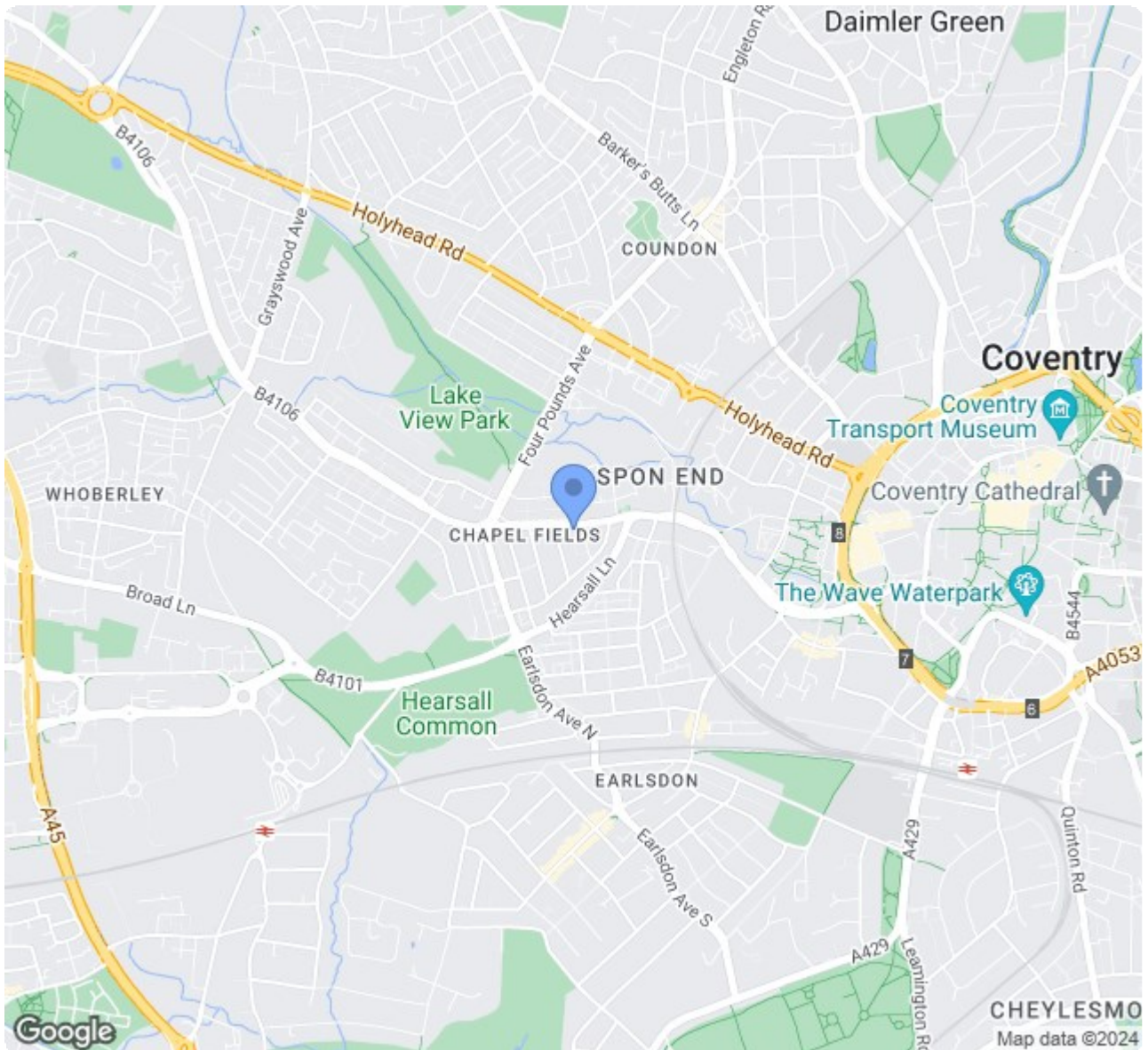
Council Tax

Band A

Deposit

A Security Deposit of £750.00 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		
(69-80) C		
(55-68) D	59	67
(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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