



**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



**Flat 3 172 Ansty Road,
Coventry, CV2 3EX**

£725 Per Month

Here we have a beautifully presented one bedroom first floor spacious apartment, which enjoys it's own entrance door and is situated in Wyken to the east of Coventry with good access to University Hospital Coventry & Warwickshire, Walsgrave Triangle and to the M6, M69 and associated motorway networks. The property benefits from a ground floor entrance porch, vestibule hall with staircase to first floor landing, attractive lounge opening to the modern kitchen with oven & hob, delightful shower room, neutral decoration and floor coverings. Electric heating is installed with modern panel heaters together with UPVC double glazing. Offered on an unfurnished basis. AVAILABLE SEPTEMBER.



RECESSED PORCH

with composite double glazed entrance door.

VESTIBULE HALL

with entrance door, minton tiled floor and newly carpeted staircase to:

LANDING



LOUNGE

9'4" x 13'2" (2.87 x 4.02)



Double glazed square bay window and electric panel wall heater.

KITCHEN

7'4" x 7'3" (2.26 x 2.23)



This bright and airy room which has a double glazed window and a vinyl floor covering. Smart and contemporary newly fitted kitchen with butchers block style work surfaces, range of base and wall units plus tall slimline larder unit, 4 ring ceramic hob with extractor hood over and fitted electric oven. Tiled splashback to working area and space for washing machine.

BEDROOM

11'9" x 8'11" (3.59 x 2.72)



newly carpeted, electric panel heater to the wall and double glazed window.

SHOWER ROOM



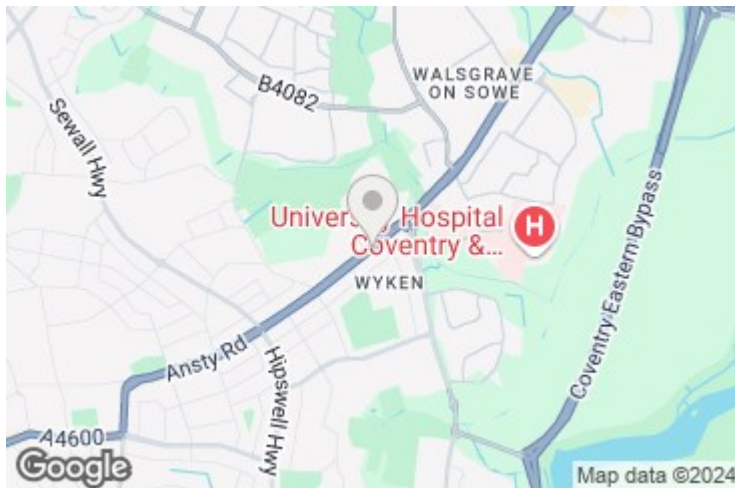
Well fitted with tiled walls and floor. Quadrant shower enclosure having electric shower, low level wc, pedestal wash basin and chromed heated towel rail. Double glazed window.

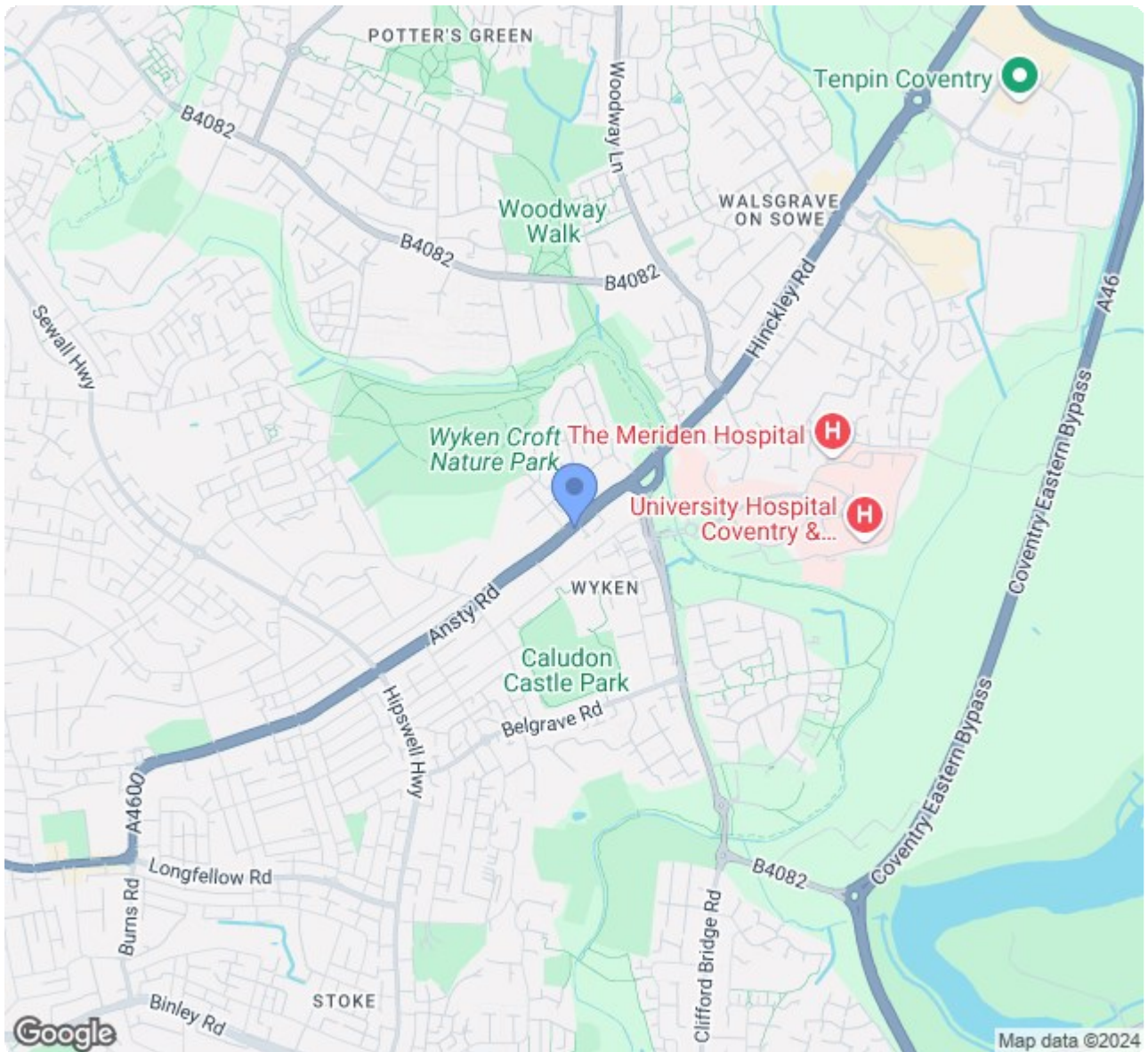
Council Tax

Band A

Deposit

A Security Deposit of £836 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		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.