



**ASSURED
RESIDENTIAL**

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**3 Harlequin Court
Coventry, CV3 4BF**

£850 Per Month

A two bedroom ground floor apartment located in Whitley, to the southern residential suburbs of Coventry, with easy access to the A45 and associated motorway networks. There are all of the benefits of a modern home, with gas fired central heating, UPVC double glazing and pressed panelled internal doors. There is an attractive kitchen through an archway from the lounge, a bathroom with a mixer shower over the bath and wood laminate flooring or ceramic floor tiles throughout. Offered on an unfurnished basis. AVAILABLE OCTOBER.



COMMUNAL ENTRANCE

The property is accessed via a communal hallway with the added security of a telephone door entry system.

'S' SHAPED HALL

With wood laminate flooring and a built in storage cupboard.

LOUNGE

14'2" max x 13'2" max (4.32 max x 4.01 max)



An appealing lounge with a bayed window area, wood laminate flooring and an archway leading off to the kitchen.

KITCHEN

8'7" max x 7'10" max (2.62 max x 2.39 max)



Attractively fitted with beech effect units, contrasting dark charcoal colour worktops and ceramic floor tiles and a stainless steel gas cooker, stainless steel built under electric oven and including a washing machine and a fridge freezer.

BEDROOM ONE

8'4" max x 13'2" max (2.54 max x 4.01 max)



BEDROOM TWO

7'6" x 8'3" (2.29 x 2.51)



BATHROOM

8'7" x 5'1" (2.62 x 1.55)



Fitted with a white suite with a chrome mixer shower over the bath and with charcoal colour ceramic floor tiles.

ALLOCATED PARKING

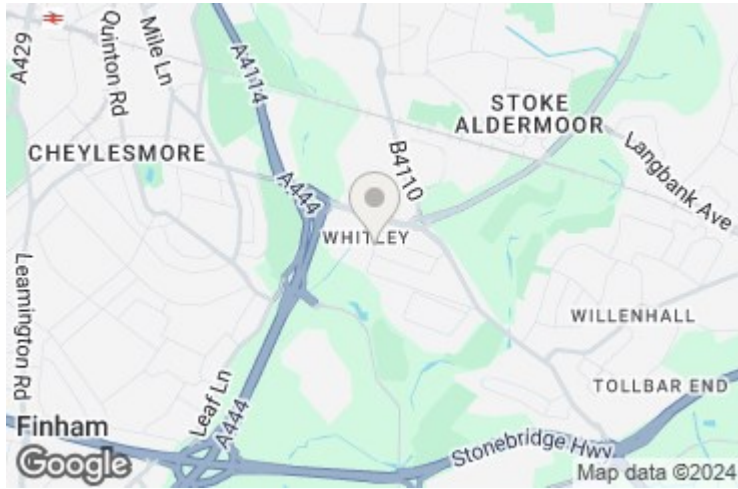
There is allocated parking for one car.

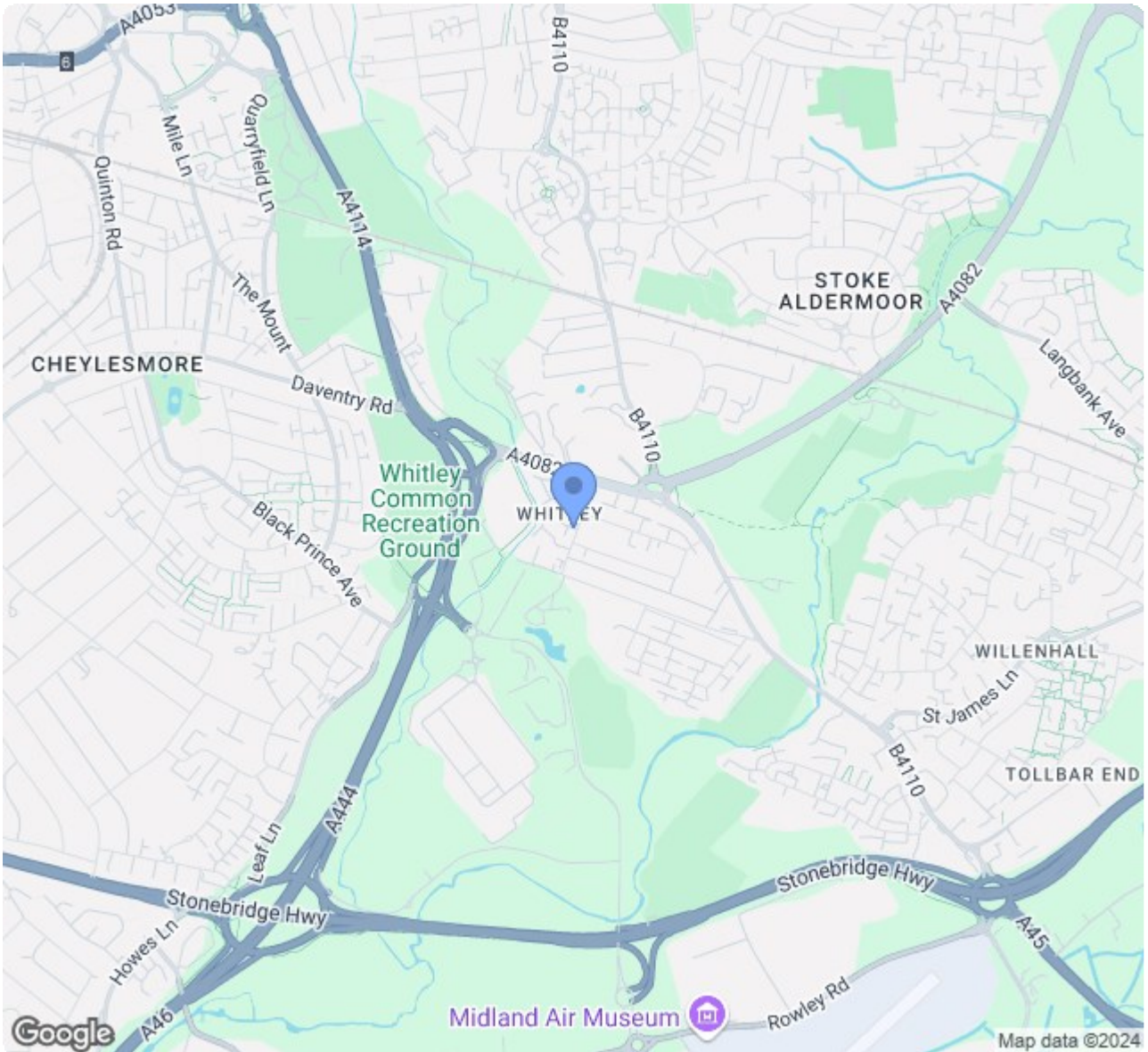
COUNCIL TAX

Band A

Deposit

A Security Deposit of £980.00 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	80	80
(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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