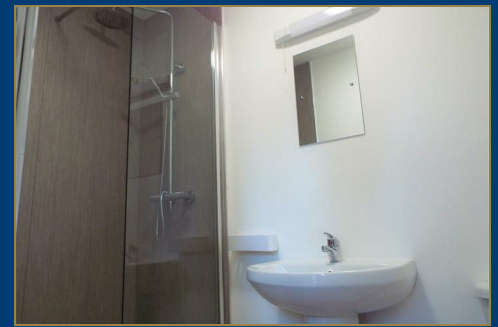




**ASSURED
RESIDENTIAL**

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



**7b Aldermoor Lane
Coventry, CV3 1BS**

£650 Per Month

A recently constructed, self-contained ground floor studio flat comprising entrance lobby, living/bedroom, attractive modern kitchen with appliances and shower room. The property is double glazed throughout and has electric heating. There is off road parking to the front of the adjoining building and a shared patio garden to the rear. Offered on an UNFURNISHED basis and AVAILABLE EARLY OCTOBER.



The property is situated to the rear of the main house on Aldermoor Lane with access via a gated pathway to the shared patio garden.

ENTRANCE LOBBY

Having a uPVC framed double glazed entrance door and electric panel heater.

LIVING/BEDROOM

15'10" x 9'2" (4.83 x 2.81)



Having uPVC framed double glazed windows to the side and 2no. electric panel heaters, fitted carpet.

KITCHEN

8'1" x 9'10" approximately (2.48 x 3.02 approximately)



Being open plan to the entrance lobby and having a range of modern grey finish units with inset stainless steel sink, ceramic hob and hood, built in electric oven, fridge/freezer and washing machine.

SHOWER ROOM

7'7" x 4'1" (2.32 x 1.27)



With a Walk-in shower tray/enclosure with fully panelled walls and thermostatically controlled drench shower, white pedestal basin and low level WC. There is a chrome electric heated towel radiator and vinyl flooring.

SHARED REAR GARDEN

With gated rear access and for communal use.

PARKING

An unallocated space is available to the front of the main building.

COUNCIL TAX, ELECTRICITY AND WATER

Council Tax Band A

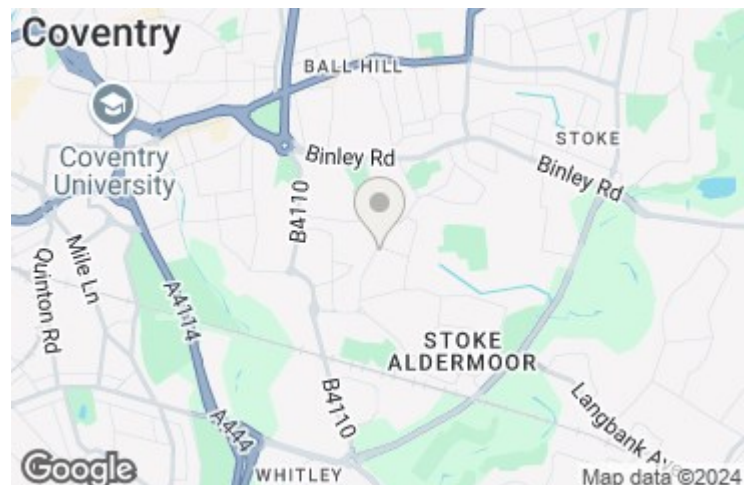
Electricity is supplied by way of a sub-meter provided by Metro-Prepaid and cannot be transferred to another supplier <https://metro prepaid.co.uk/buying-power-codes>

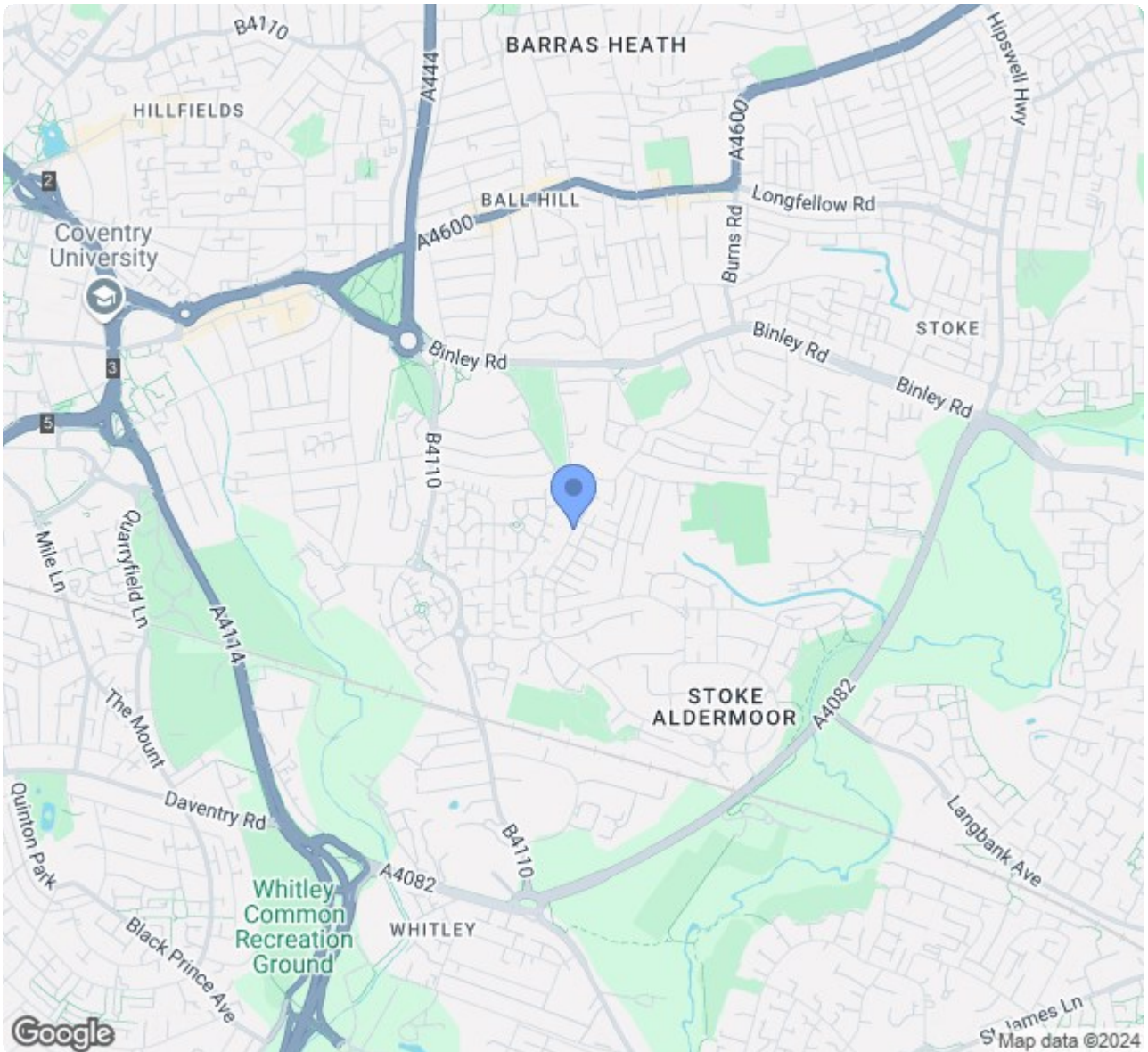
A contribution towards the cost of Water Rates is charged to the tenant by way of additional rent of £12 per calendar month as the supply is shared. Total payment to the Landlord is therefore £662pcm inclusive of water charges.

No Gas

DEPOSIT

A Security Deposit of £750 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		
(55-68) D	63	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.