



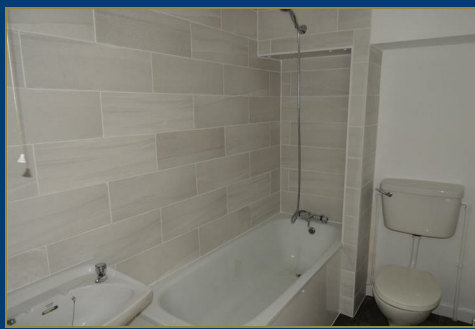
**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

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**35c Allesley Old Road
Coventry, CV5 8BU**

£700 Per Month

A generously proportioned two bedroom duplex apartment occupying the first and second floors, conveniently located in Chapelfields, just to the west of Coventry city centre. There is a good sized living room to the front, a kitchen and bathroom and two bedrooms on the second floor. The accommodation has UPVC double glazed windows and a gas fired combination central heating boiler. Offered on an unfurnished basis. AVAILABLE APRIL.

To The Front

The property is set behind a small lawned front garden

Communal Hallway

With stairs leading off to the apartment.

Inner Hall

With the kitchen, bathroom, living room and stairs to the bedroom leading off.

Kitchen

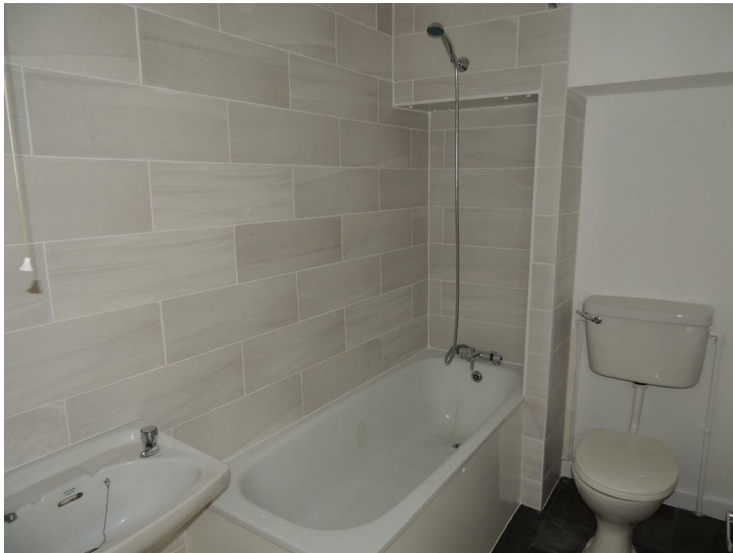
11'3" max x 7'3" (3.43m max x 2.21m)



Fitted with white wall and base units and including an electric cooker. There is space for a washing machine (machine in photo to be removed) and a fridge freezer.

Bathroom

7'11" x 5'2" (2.41m x 1.57m)



Fitted with a white suite with a thermostatic mixer shower over the bath and with attractive wall tiling.

Living Room

18'5" x 12' (5.61m x 3.66m)



A good sized living room with two windows to the front elevation and a cupboard housing the gas fired combination central heating boiler.

Second Floor Landing

With doors leading to both bedrooms

Bedroom One

9'3" x 13'7" (2.82m x 4.14m)



Light and airy with a Velux roof window to both front and rear elevations.

Bedroom Two

7'6" x 7'9" (2.29m x 2.36m)



Rear Garden

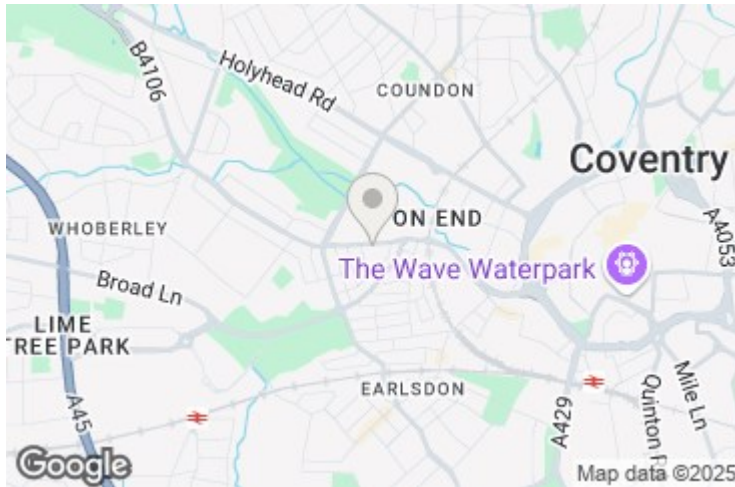
There is a shared rear garden.

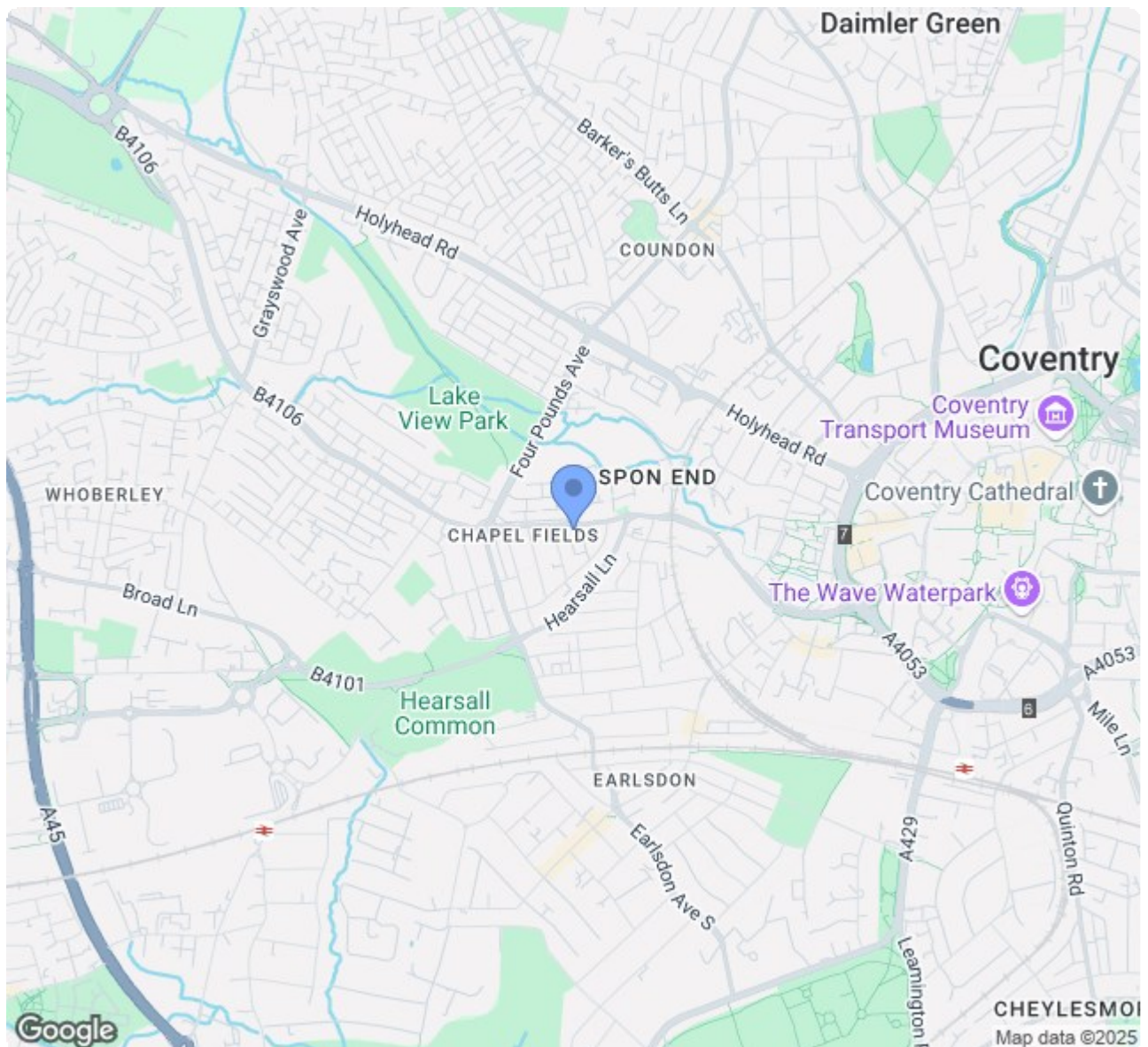
Council Tax

Band A

Deposit

A Security Deposit of £807.00 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		72
(55-68) D		
(39-54) E	44	
(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.