



**ASSURED
RESIDENTIAL**

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**9 Victoria Court
Coventry, CV5 6QL**

£995 Per Month

A truly outstanding and superbly appointed one bedroom apartment conversion in a period property with some aspects dating back to 1889. Located in one of the most sought after and prestigious situations in Earlsdon the accommodation is designed, co-ordinated and furnished to the very highest standard. There are high ceilings, plaster coving and ceiling roses and the bay window to the lounge and bedroom present a light, airy and spacious feel. There is a well fitted dining kitchen, bathroom with mixer shower, gas fired central heating, video door entry and an intruder alarm. Offered on a notably well furnished basis. AVAILABLE LATE APRIL.

TO THE FRONT

The property has a leafy outlook and allocated parking for one car to the front.

HALLWAY

17'9" x 7'2" max (5.41 x 2.18 max)

With plaster coving, two modern light fittings and panelled doors leading off to all of the rooms. There is a built in cupboard and a video door entry system.

LOUNGE

13'8" x 18'3" in to bay (4.17 x 5.56 in to bay)



A spacious lounge with a three facet bay window, coving around and a plaster ceiling rose. Furnished with an eye for co-ordination and textures there is a suedette suite and scatter cushions which tie in with the the tastefully dressed windows.

KITCHEN

11'3" x 13'8" (3.43 x 4.17)



With downlighters to the ceiling, wood strip effect vinyl flooring and a comprehensive range of maple fitted units, integral appliances and a stainless steel gas hob and stainless high level oven.

BEDROOM

14'4" x 13'5" in to bay (4.37 x 4.09 in to bay)



With a bay window and window to the adjacent elevation the room has a light and airy feel. The curtains and box pelmets co-ordinate with the bedding and other fabrics.

THE FITTED WARDROBES



There is a range of fitted wardrobes with over cupboards and a matching dressing table and drawers

BATHROOM

6'3" x 6'3" (1.91 x 1.91)



The bathroom is fitted to a high standard, being fully tiled with mat tiles and fitted with white Ideal Standard pedestal basin, close coupled WC, bidet and a steel bath with mixer shower over. There is a heated towel rail and ceramic tiles to the floor.

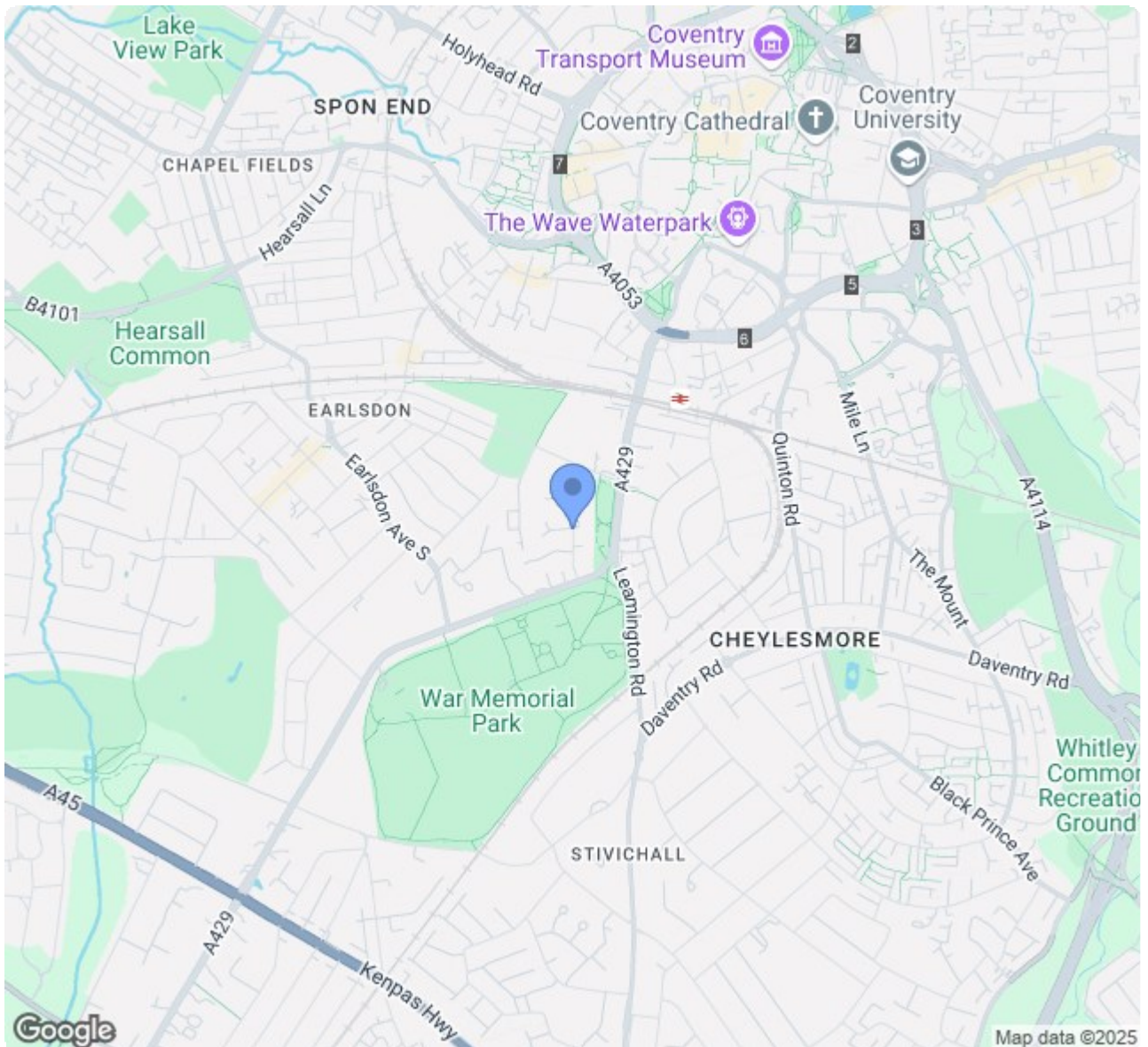
THE COMMUNAL GARDEN

An attractive, well maintained and mature rear communal garden

COUNCIL TAX

Band C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	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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