



**ASSURED  
RESIDENTIAL**

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**27 Calverly Court  
Coventry, CV3 1NG**

**£900 Per Month**

A contemporary third (top) floor two bedroom part furnished apartment situated on this popular estate to the South-east of Coventry City centre and giving good access to the A45 and A46 and motorway network. The property comprises entrance hall with a large storage cupboard leading to an open plan Lounge/Kitchen. The kitchen is fitted with a range of beech effect wall and base units with granite effect worktops, built in oven and gas hob, fridge/freezer, washing machine and dishwasher. There are two double bedrooms, the main bedroom having an en-suite shower room with WC, sink and shower cubicle. The main bathroom has a bath, WC and sink. Gas fired central heating. There is an allocated parking space in the gated basement. Offered on a PART FURNISHED basis and AVAILABLE NOW

The property is accessed via a communal hall with an electronic door entry system and is situated on the third floor, accessed by stairs only, no lift

### HALLWAY

With a large storage cupboard and doors off to the lounge, bedrooms and bathroom

### KITCHEN AREA

10'10" x 5'11" approximately (3.30 x 1.80 approximately)



With a range of beech effect wall and base units, built in electric oven and gas hob, fridge/freezer, washing machine and dishwasher

### LIVING AREA

10'10" x 15'6" approximately (3.30 x 4.72 approximately)



Being open plan to the Kitchen with a double glazed window to the front and radiators.

### BEDROOM ONE

10'3" x 10'6" (3.12 x 3.20)



Double glazed window and central heating radiator. Door leading to the

### EN-SUITE SHOWER ROOM

6'5" x 5'4" (1.96 x 1.63)



With shower cubicle, WC and wash hand basin.

## BATHROOM

6'3" x 6'11" (1.91 x 2.11)



With bath, WC and wash hand basin.

## BEDROOM TWO

8'5" x 10'7" (2.57 x 3.23)



Having a sliding patio door with Juliet balcony and central heating radiator

## BASEMENT CAR PARK

Having one allocated parking space within a remote controlled gated basement.

## COUNCIL TAX

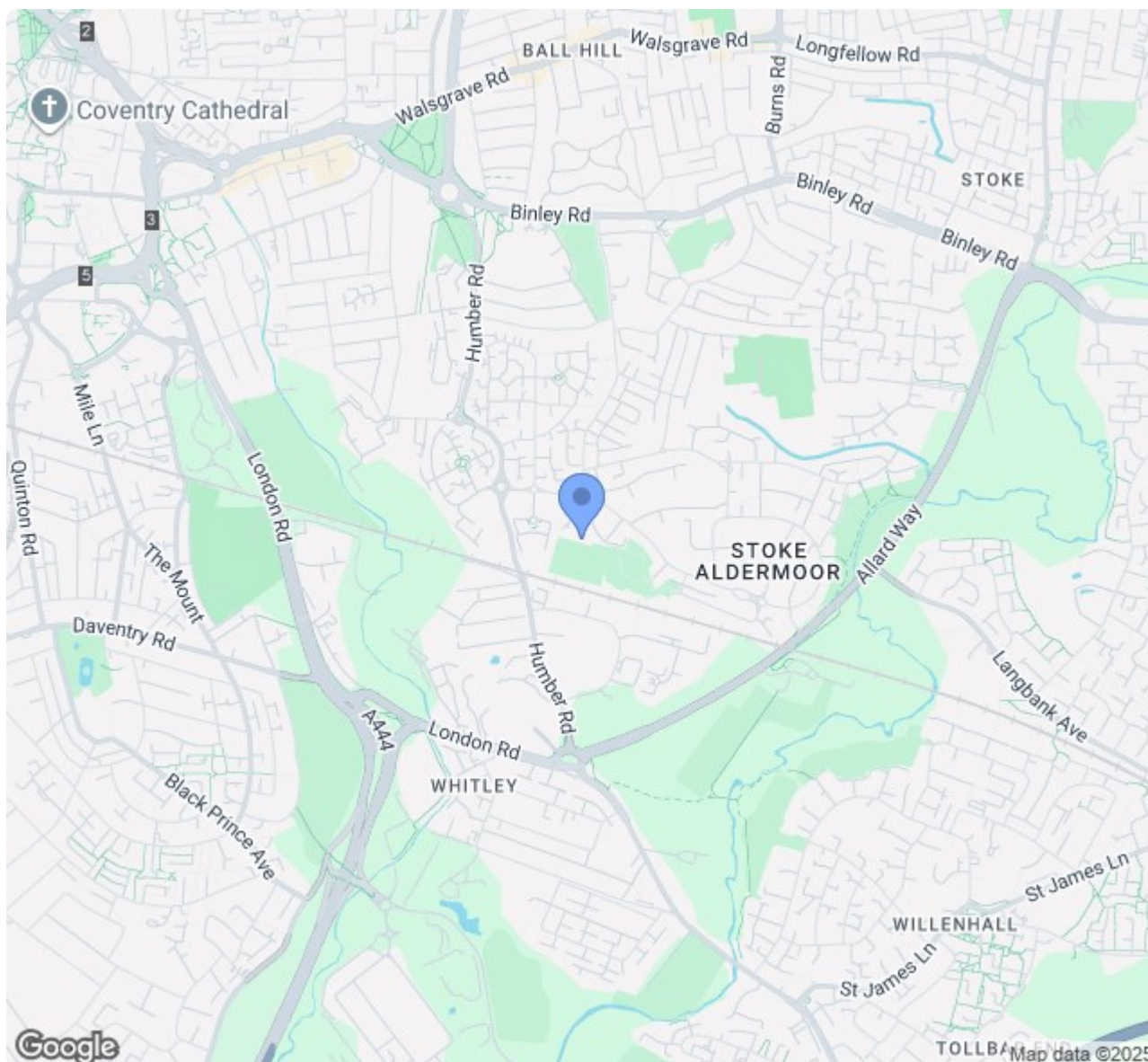
Band B

## DEPOSIT

A Security Deposit of £1035 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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