



**ASSURED  
RESIDENTIAL**

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**30 Rathbone Court  
Coventry, CV6 5EA**

**£875 Per Month**

A generously sized, redecorated, two double bed roomed first floor apartment in a purpose-built block within gated grounds. The accommodation also comprises an open plan kitchen/living area, en suite shower room to the main bedroom and a separate bathroom. The property is double glazed and has electric heating. There is a parking space in the gated communal car park. Offered on an UNFURNISHED basis and AVAILABLE NOW.

The property is situated on the first floor, there is no lift.

### Entrance Hall

Comprising an inner entrance lobby and hallway with doors off to all rooms and a store cupboard housing the electrically heated hot water tank. Door entry phone system.

### Open Plan Living/Kitchen

#### Kitchen Area

6'3" x 8'10" (1.92 x 2.70)



With newly fitted worktops, stainless steel sink and ceramic hob. Grey units with built in electric oven and washing machine, free standing fridge/freezer.

#### Living Area

14'1" x 10'11" (4.31 x 3.34 )



Having a box bay window overlooking the neighbouring Red House Park and play area. Programable electric panel heater and brown carpet.

### Main Bedroom

10'0" x 12'5" (3.06 x 3.79)



Double glazed window, timed electric panel heater, brown carpet and door off to the

### En Suite Shower Room

6'9" x 3'11" (2.06 x 1.2)



Shower cubicle with thermostatic shower, pedestal basin and toilet, vinyl flooring and electrically heated towel heater/radiator.



## Bedroom Two

10'4" x 8'7" (3.15 x 2.63)



Double glazed window, timed electric panel heater and brown carpet

## Bathroom

7'3" x 6'3" (2.21 x 1.92)



With white suite comprising bath with mixer tap/shower arrangement, pedestal basin and toilet. Vinyl flooring and electrically heated towel heater/radiator.

## Parking

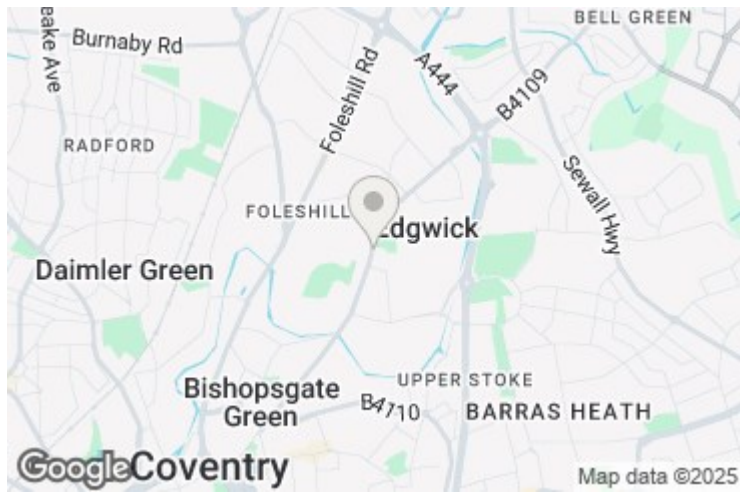
The development is accessed by electronically operated gates and one parking space is available.

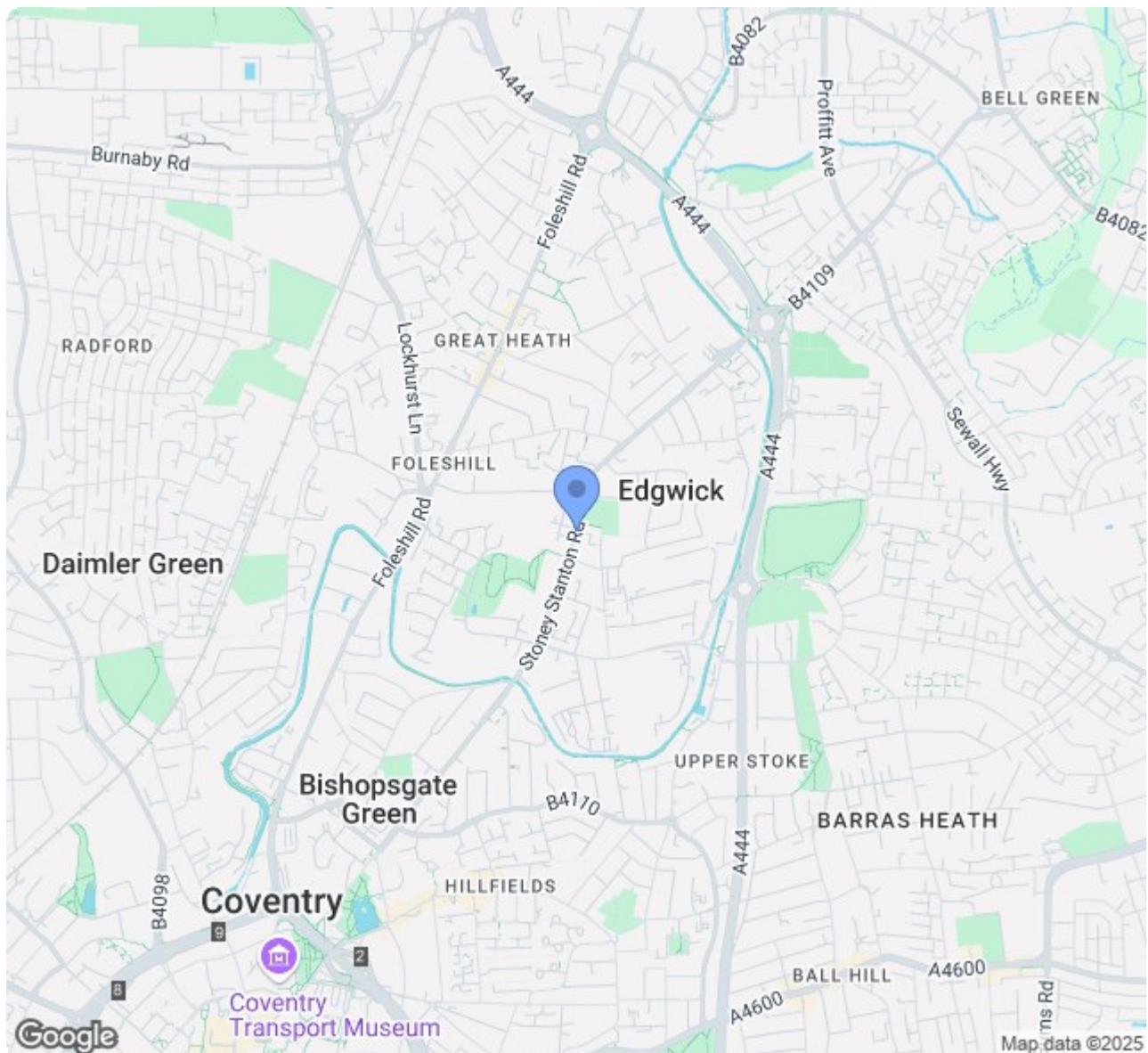
## Council Tax

Band B


## Deposit

A Security Deposit of £1005 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>	<b>82</b>	<b>86</b>
(69-80) <b>C</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 	

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.