



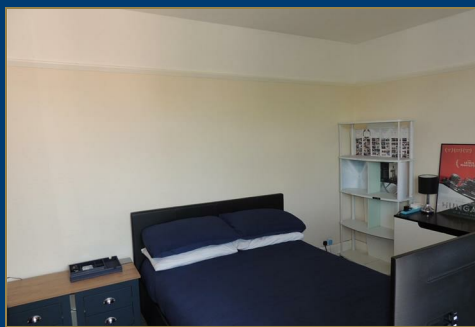
**ASSURED
RESIDENTIAL**

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

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

£775 Per Month

A spacious and light first floor self-contained flat with off-street parking to the frontage. The accommodation comprises ground floor entrance hall with stairs off to a landing, modernised kitchen with appliances, a good-sized living room, two bedrooms and a shower room. The property is fully double glazed and has electric heating. Offered on an UNFURNISHED basis and available EARLY JUNE.

GROUND FLOOR ENTRANCE HALL

The flat has its own entrance door into a hallway with storage space and stairs up to the first floor landing with airing cupboard.

LIVING ROOM

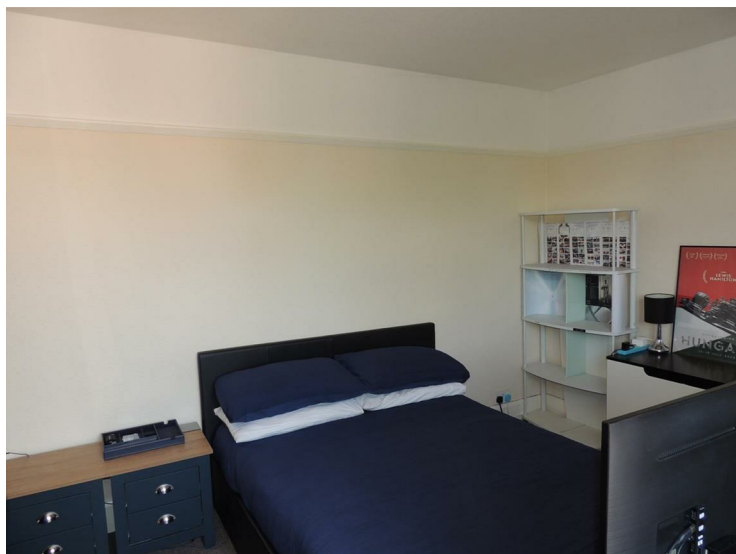
11'0" x 12'4" (3.36 x 3.78)



With a large uPVC framed double glazed window to the front, carpet and electric panel heater.

MAIN BEDROOM

12'5" x 10'11" (3.8 x 3.34)



With a uPVC framed double glazed window to the rear, carpet and electric panel heater.

BEDROOM TWO

7'0" x 9'4" (2.14 x 2.86)



With a uPVC framed double glazed window to the front, carpet and electric panel heater.

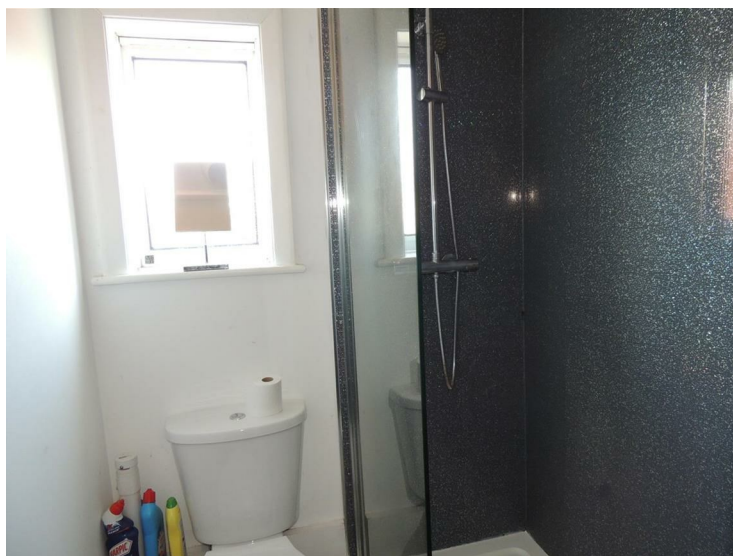
KITCHEN

4'9" x 8'10" (1.45 x 2.7)

Modernised with a range of grey units, inset ceramic hob with canopy hood over, built-in electric oven and coming with a freestanding fridge/freezer and washing machine. Vinyl flooring.

SHOWER ROOM

7'8" x 4'7" (2.36 x 1.42)



Having a walk-in shower tray with glass screen, toilet and corner basin, vinyl flooring and electrically heated towel rail

PARKING

One allocated space on the frontage to the building

COUNCIL TAX

Band A

WATER

A contribution will be payable in addition to the rent towards the Landlord's water charges for the whole building as the flat is not separately rated.

ELECTRICITY

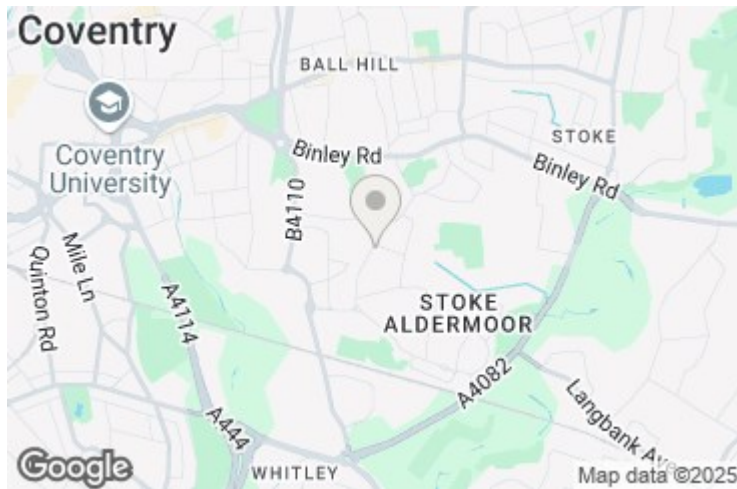
Electricity is supplied by way of a sub-meter provided by Metro-Prepaid and cannot be transferred to another supplier. Search

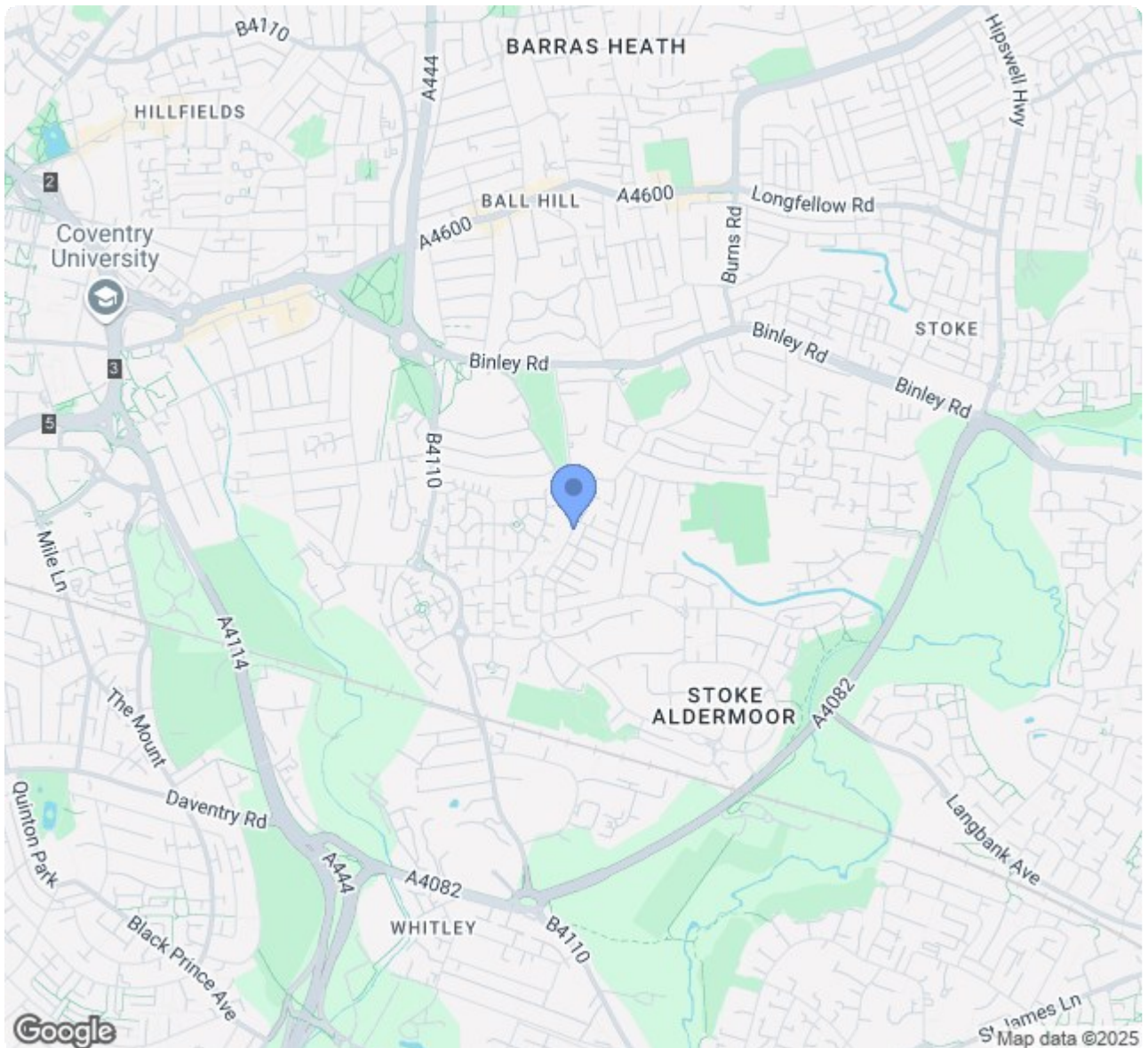
Metro Prepaid UK for further information . The current cost is 30p/KWH.

There is no gas supply

DEPOSIT

A Security Deposit of £890 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		81
(69-80) C		
(55-68) D	62	
(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.