



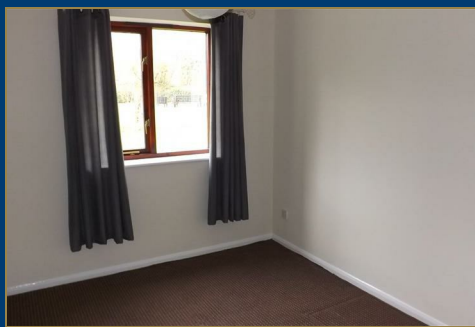
**ASSURED  
RESIDENTIAL**

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**95 Bakers Lane  
Coventry, CV5 8PP**

**£750 Per Month**

A one bedroom ground floor apartment superbly located on the Bakers Lane development in Chapelfields to the western residential suburbs of Coventry, yet still conveniently close to the City Centre. The property has double glazed windows and modern electric Dynamic Intelirad Aluminium Radiators. The accommodation comprises entrance hall, living room, double bedroom, kitchen and bathroom with white suite. There is parking to the front. Offered on an unfurnished basis and AVAILABLE EARLY JUNE.

Access to the property is via a communal door to hallway leading to the front door giving access to the

### HALL

Having security access phone, modern Dynamic Intelirad Aluminium Radiator and doors leading to

### BATHROOM

7'4" x 5'8" (2.24 x 1.73)

Having ceramic tiling to floor, electric wall heater, light and shaver point with mirror below and modern white bathroom suite with electric shower over bath.

### BEDROOM

10'7" x 8'10" (3.23 x 2.69)



Having double glazed window and a modern Dynamic Intelirad Aluminium Radiator

### LIVING ROOM

13'11" x 11'1" (4.24 x 3.38)



Having double glazed window, modern Dynamic Intelirad Aluminium Radiator , door to airing cupboard and further door to

### KITCHEN

8'7" x 7'3" (2.62 x 2.21)



Having vinyl tiling to floor, double glazed window, part tiling to walls, acrylic one and a half bowl sink unit set in base, range of matching white base and wall cupboards with integrated electric hob with oven below and extractor over, space for white goods, door to larder and wall mounted electric heater.

### PARKING

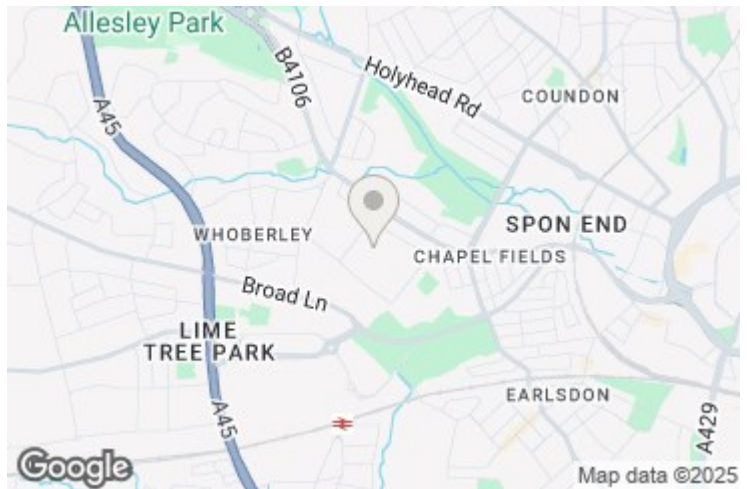
There is off road parking available to the frontage on a first come first served basis.

### COUNCIL TAX

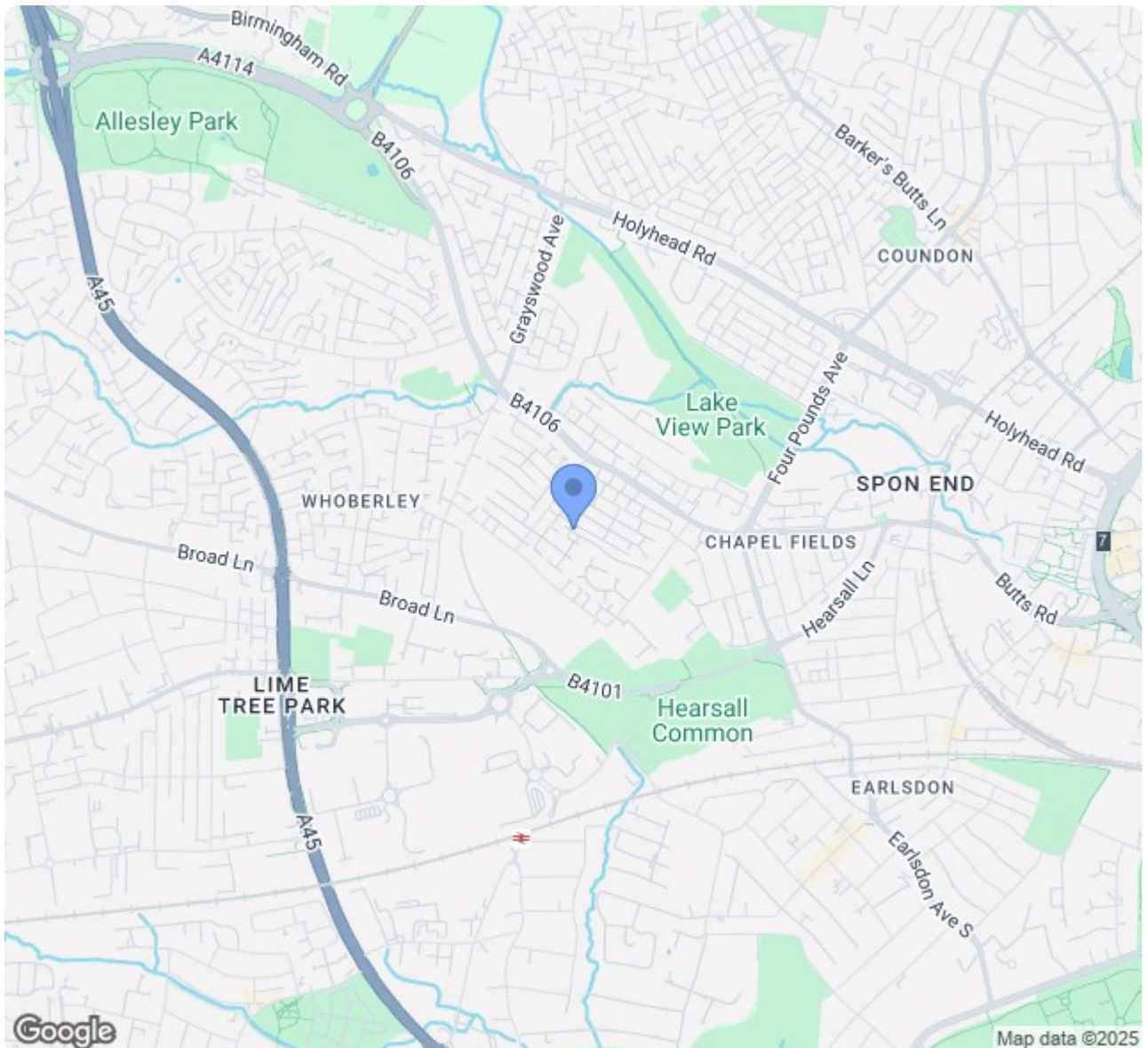
Band A.

### DEPOSIT

A Security Deposit of £865 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>76</b>
(55-68) <b>D</b>	<b>57</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.