



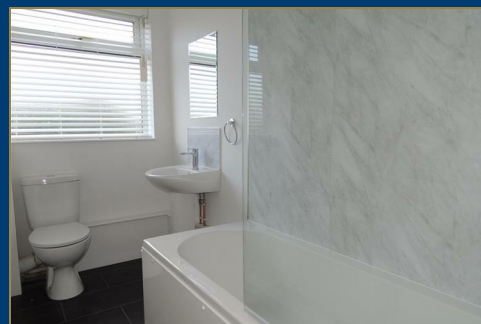
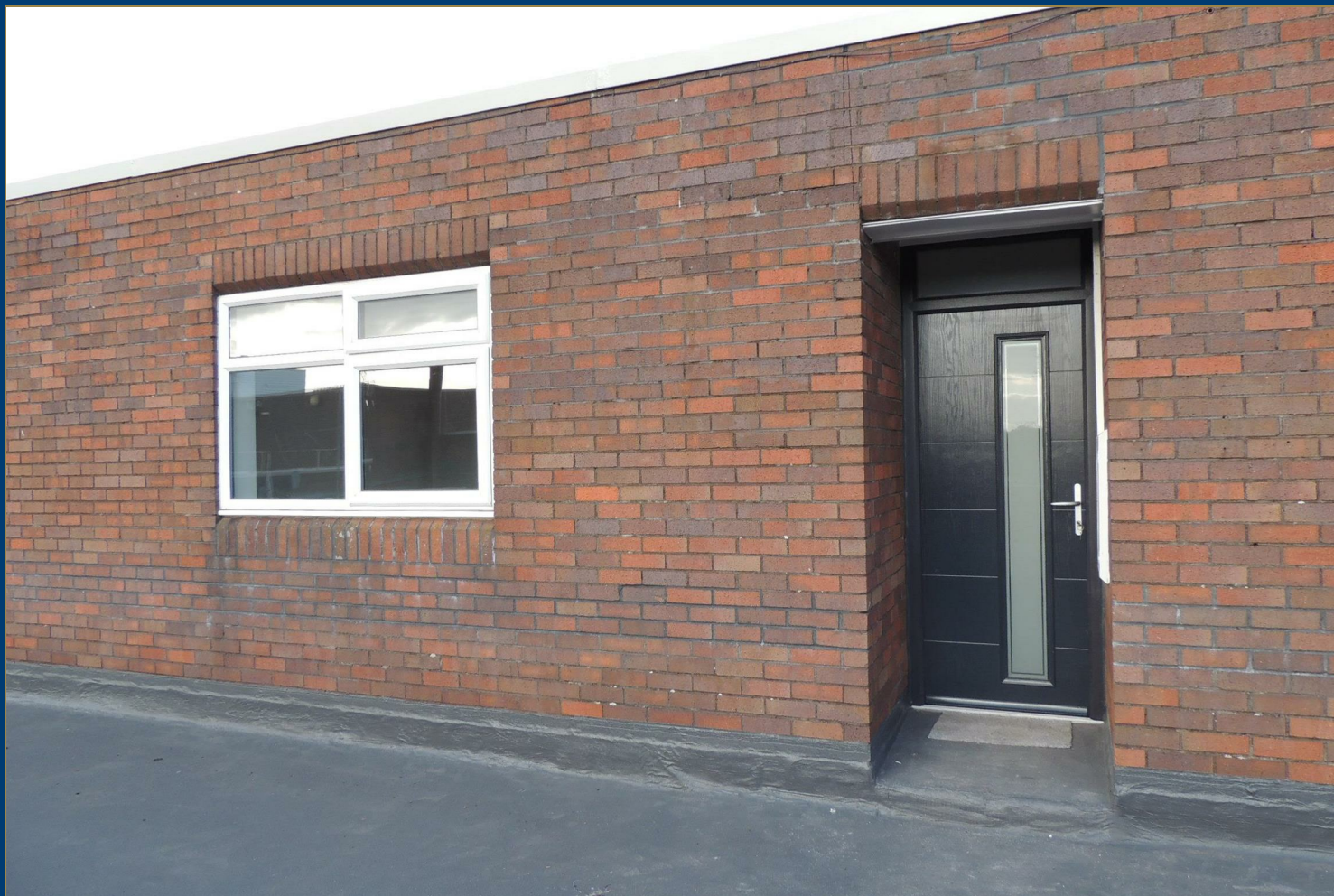
**ASSURED
RESIDENTIAL**

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

Tel: 024 7622 5030

Email: lettings@assuredresidential.com

Web: assuredresidential.com



**18 Quorn Way
Coventry, CV3 2JU**

£850 Per Month

A generously proportioned purpose built flat over commercial premises at the heart of the Ernesford Grange estate to the East of the City. The property has been completely refurbished to a high standard and comprises three double bedrooms, large living/dining room, newly fitted kitchen with gas hob and electric oven and bathroom with shower over the bath. Double glazed throughout and having gas fired central heating. Offered on an unfurnished basis and available now.

The property is situated above commercial premises on the Ernesford Grange Shopping Centre with a variety of shops and fast food outlets and is accessed by a footpath to the rear of the site. There is a gated stairway to a shared open terrace and entrance to the flat on the first floor.

Note, there are plans for a Chip Shop/Fast Food outlet to open in one of the shop units below the flat in the near future.

ENTRANCE HALL

A new composite front door enters into the L shaped hallway with vinyl flooring, built in single store cupboard and double utility cupboard housing the combi-boiler, airing racks and plumbing for a washing machine (not provided).

LIVING/DINING ROOM

15'0" x 19'5" (4.58 x 5.94)



A particularly large room with newly fitted carpet, central heating radiator and uPVC framed box bay, double glazed window.

KITCHEN

9'8" x 8'4" (2.96 x 2.56)



Having a range of newly fitted Howdens units with inset gas hob and electric oven and a built in pantry. Double glazed window with blinds and central heating radiator with TRV. Vinyl flooring.

BEDROOM ONE, REAR

14'11" x 11'1" (4.57 x 3.38)



Newly fitted carpet and central heating radiator with TRV.

BEDROOM TWO, REAR

15'5" x 11'0" (4.72 x 3.37)



Newly fitted carpet and central heating radiator with TRV.

BEDROOM THREE, FRONT

9'9" x 14'3" (2.98 x 4.35)



Newly fitted carpet and central heating radiator with TRV.

BATHROOM

9'7" x 4'9" (2.94 x 1.47)



Newly fitted white suite comprising bath with thermostatic shower over, pedestal basin and WC. Obscure double glazed window with blinds and central heating radiator with TRV. Vinyl flooring.

FRONT ELEVATION

PARKING

Tenants may be able to park on the shopping centre car park but this is at the Manager's discretion and consent may be withdrawn without notice.

COUNCIL TAX

Band A

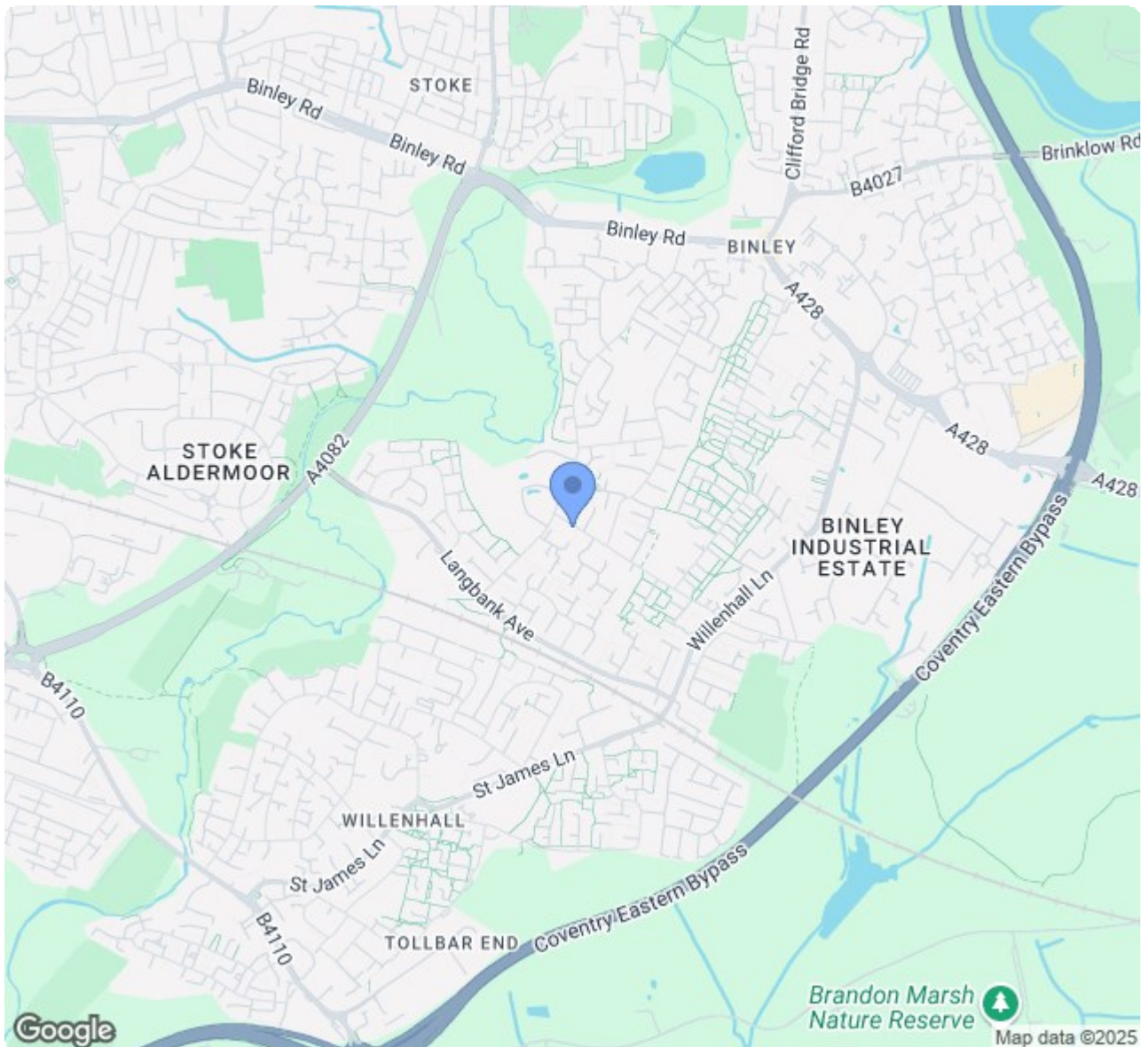
UTILITIES

Gas is currently supplied via a Pre-Paid meter. Potential tenants would have to contact the supplier to make alternative arrangements subject to their criteria.


DEPOSIT

A Security Deposit of £980 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		
(69-80) C	73	80
(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 	

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.