



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
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**9 Rathbone Close
Coventry, CV7 8LD**

£700 Per Month

A superbly presented and particularly spacious three bedroom maisonette above a shop with secure access through locked gates leading to external stairs. The property has undergone comprehensive refurbishment and has an attractive newly fitted kitchen, newly fitted bathroom with a mixer shower, fresh decoration and new flooring throughout. There is gas central heating with a combi boiler and UPVC double glazing. Offered on an unfurnished basis. AVAILABLE OCTOBER.

Access To The Property

The property is accessed via locked steel gates both from the precinct and the rear parking.

Hall

8'2" max x 8'7" max (2.51m max x 2.64m max)

With a built-in cupboard and doors leading to the kitchen and lounge.

Kitchen

8'9" x 10'10" (2.67m x 3.30m)



Superbly fitted with light grey wall and base units, oak wood effect worktops and white chamfered splash back tiling. There is a stainless steel built-under electric oven, ceramic hob, a stainless steel chimney and canopy hood, a full height built-in cupboard and wood effect laminate flooring.

Lounge

12'5" x 19'9" (3.78m x 6.02m)



A spacious room with windows to both the front and rear elevations.

Inner Hall

4'9" x 5'10" (1.45m x 1.78m)

With a built-in cupboard and doors leading to the bathroom and the bedrooms.

Bathroom

7'5" x 5'3" (2.26m x 1.60m)



Attractively fitted with a modern white suite, mixer shower over the bath, a glass shower screen, fully tiled walls and ceramic tiles to the floor.

Bedroom One (Front)

12'4" x 10'11" (3.76m x 3.33m)



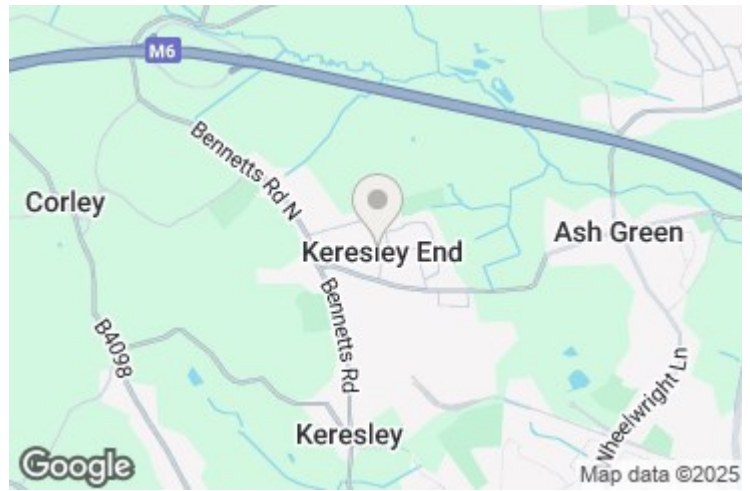
Bedroom Two (Rear)

13'5" x 8'7" (4.09m x 2.62m)



Bedroom Three (Front)

8'8" x 7'8" (2.64m x 2.34m)



Outside Storage

There is a storage cupboard within the enclosed area to the bottom of the external stairs.

Outside Flat Roof Area



There is a balconied area to the rear leading to and from the front door.

Parking

There is off road parking to the rear.

Council Tax


Band A

Deposit

Security Deposit of £807.00 will be payable in addition to the first month's rent 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		
(55-68) D	58	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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