



**ASSURED
RESIDENTIAL**

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

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**High Point Church Road
Long Itchington, CV47 9PN**

£950 Per Month

A particularly spacious and modernised first floor maisonette situated above the Co-Op Convenience store within this attractive Warwickshire village and enjoying views of the Church and across the countryside. The property is self-contained and has a large entrance lobby/stairs. The accommodation comprises through hall, kitchen with modern units and built-in oven and hob, lounge, dining room with patio doors opening out onto a balcony, two bedrooms and a contemporary bathroom with shower. Double glazed throughout and having gas fired central heating. Offered on an UNFURNISHED basis and available NOW.

The property is set back off the road behind the supermarket car park and has its own front entrance door opening into the

ENTRANCE LOBBY/STAIRS



Leading up to the first floor landing with doors off into the flat and out to the rear balcony.

KITCHEN

9'5" x 9'9" (2.87 x 2.97)



Having dual aspect Upvc framed double glazed windows to the front and side, white gloss finish units with oak block style worktops incorporating a single drainer stainless steel sink and stainless steel electric hob and built in oven. Wood effect laminate flooring.

LOUNGE

13'6" x 9'11" (4.11 x 3.02)



With a Upvc framed double glazed window to the front and a single panel central heating radiator.

DINING ROOM

11'5" x 7'7" (3.48 x 2.31)



With Upvc framed double glazed combination windows and French doors opening out onto the rear balcony and having a single panel central heating radiator with TRV.

BALCONY



FRONT BEDROOM

11'2" x 10'0" (3.40 x 3.05)



Having dual aspect Upvc framed double glazed windows to the front and side and a single panel central heating radiator with TRV.

REAR BEDROOM

11'2" widest x 11'4" deepest (3.40 widest x 3.45 deepest)



Being an "L" shaped room with dual aspect Upvc framed double glazed windows to the rear and side and a single panel central heating radiator with TRV.

BATHROOM

8'0" x 7'4" (2.44 x 2.24)



With a contemporary white suite comprising bath with thermostatic shower and dual fixed and adjustable shower heads over, vanity cabinet wash hand basin and close coupled wc, chrome radiator/towel rail and slate effect vinyl floor.

EXTERNAL STORAGE CUPBOARD

A large and useful understairs storage cupboard with Upvc doors to the side of the building. Access to the garden is not included.

PARKING

Parking in the car park is strictly by arrangement with the Manager of the Co-Op supermarket below, there are no allocated parking spaces provided.

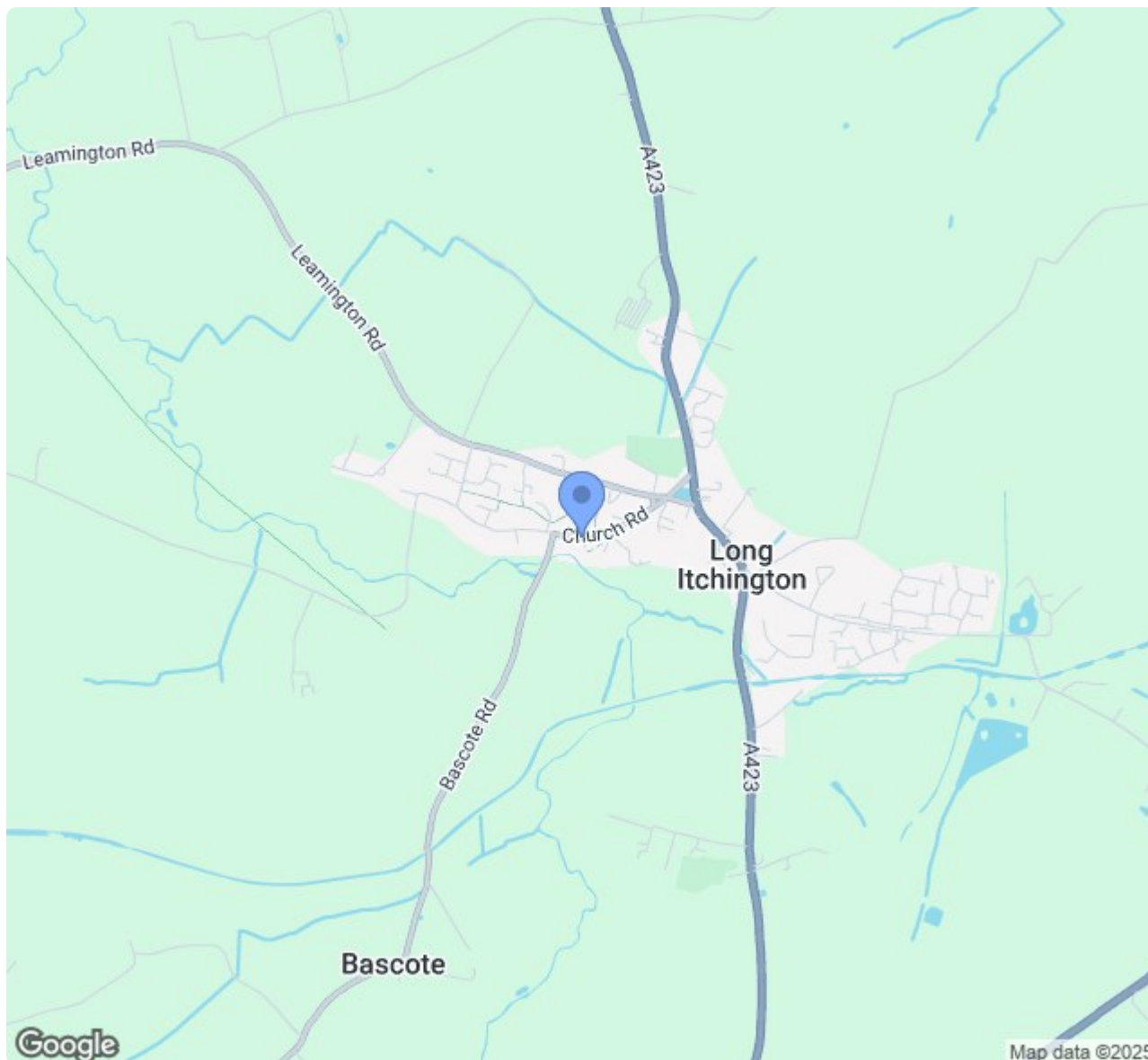
COUNCIL TAX

Band B - Stratford-on-Avon District Council

DEPOSIT

A Security Deposit of £950 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	59
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.