



**ASSURED  
RESIDENTIAL**

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**13B Kensington Road  
Coventry, CV5 6GG**

**£750 Per Month**

A well presented one bedroom first floor maisonette conveniently located in Earlsdon, to the west of the city centre and with a host of local amenities. The property benefits from direct access via its own front door to the street, has neutral decor, UPVC double glazing, a modern white kitchen and a fully tiled shower room with an electric shower in a corner enclosure. There are electric wall panel heaters. Offered on an unfurnished basis. Available October.



### Entrance

The property is accessed via its own front door leading to a small hallway and the stairs.

### Landing

Leading to the bedroom and lounge.

### Bedroom (front)

11'9" x 11'9" (3.58m x 3.58m)



With a window to the front elevation and an electric wall heater.

### Lounge (rear)

11'7" x 12' (3.53m x 3.66m)



With a window to the rear elevation, an electric wall heater and a built in cupboard.

### Inner Hallway

2'6" x 8'7" (0.76m x 2.62m)

Leading to the shower room and kitchen.

### Shower Room

8'1" x 4'3" (2.46m x 1.30m)



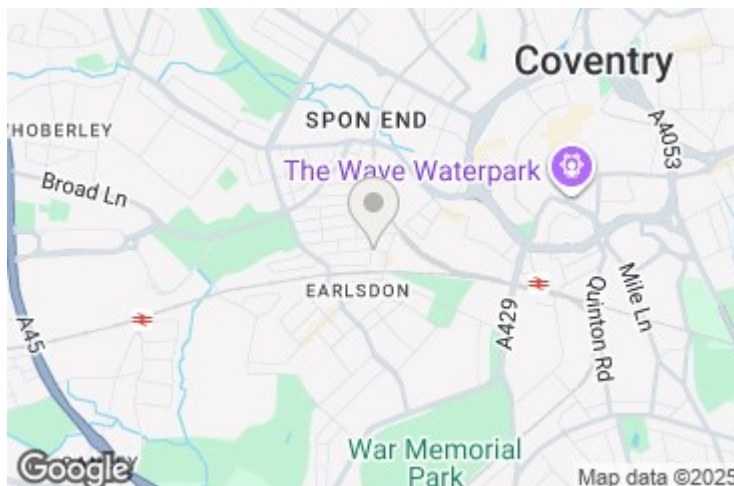
With fully tiled walls, ceramic tiles to the floor, a corner enclosure with an electric shower, pedestal basin, WC, PVC shiplap cladding to the ceiling, a window and an extractor fan.

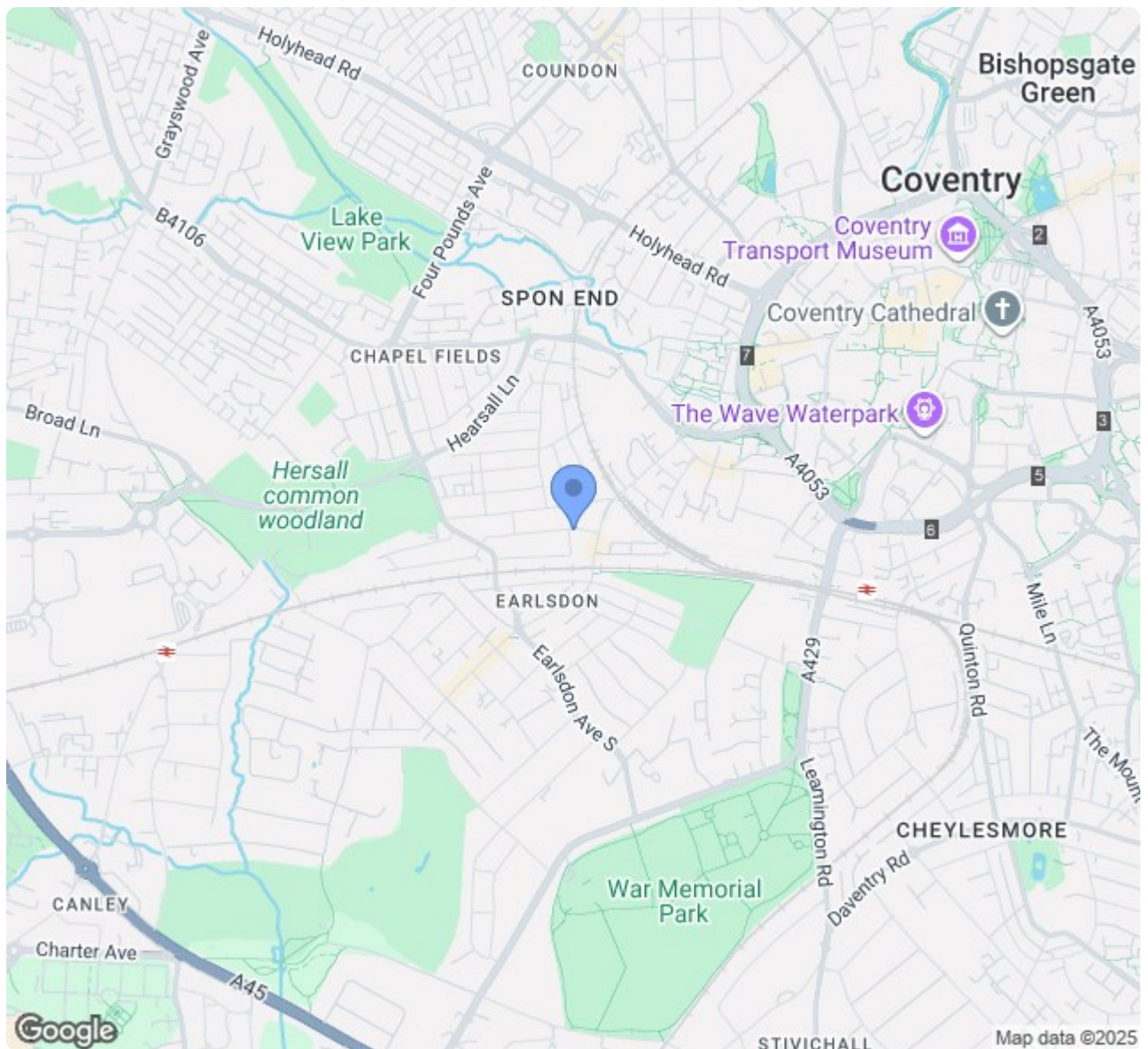
### Kitchen

7'3" x 7'0" (2.21m x 2.13m)



Attractively fitted with white wall and base units, contrasting dark worktops, a built under oven, ceramic hob and including a fridge freezer and a washing machine. A window overlooks the shared rear garden.





### 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>		
(39-54) <b>E</b>	<b>47</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	

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