



**ASSURED  
RESIDENTIAL**

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**28 Garrick Close  
Coventry, CV5 7NQ**

**£850 Per Month**

A purpose built first floor flat in this quiet well maintained estate off Hockley Lane in Eastern Green on the western outskirts of Coventry. The property offers good access to the A45 and wider motorway network whilst also being close to the Countryside. The accommodation comprises entrance hall, kitchen with modern white high gloss units and appliances, a good sized living/dining room, two bedrooms and bathroom with shower. The property is double glazed throughout and has gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE MID-NOVEMBER.



The property is situated on the first floor of a block of six flats with communal entrance doors to the front and rear.

### Entrance Hall

With all rooms leading off and having fitted carpet, a store cupboard, and a central heating radiator.

### Kitchen

8'2" x 12'0" (2.49m x 3.66m)



Having a range of white high gloss units with an inset bowl and a half stainless steel sink, built in ceramic electric hob and electric oven and freestanding fridge/freezer and washing machine. There is a full width uPVC framed double glazed window to the rear with vertical blinds, a central heating radiator and vinyl flooring.

### Living Room

10'4" x 17'4" (3.15m x 5.28m)



Having a full width uPVC framed double glazed window to the rear with vertical blinds, a central heating radiator and fitted carpet.

### Main Bedroom

10'4" x 15'4" (3.15m x 4.67m)



Having a full width uPVC framed double glazed window to the front, a central heating radiator and fitted carpet. Airing cupboard housing the combi-boiler.

### Second Bedroom

8'4" x 7'0" (2.54m x 2.13m)



Having a full width uPVC framed double glazed window to the front, a central heating radiator and fitted carpet. Built in wardrobe.

### Bathroom

Comprising a white bath with electric shower over, toilet and wash hand basin, central heating radiator and vinyl flooring.

### Communal Gardens



Particularly well maintained grounds with drying areas.

### Parking

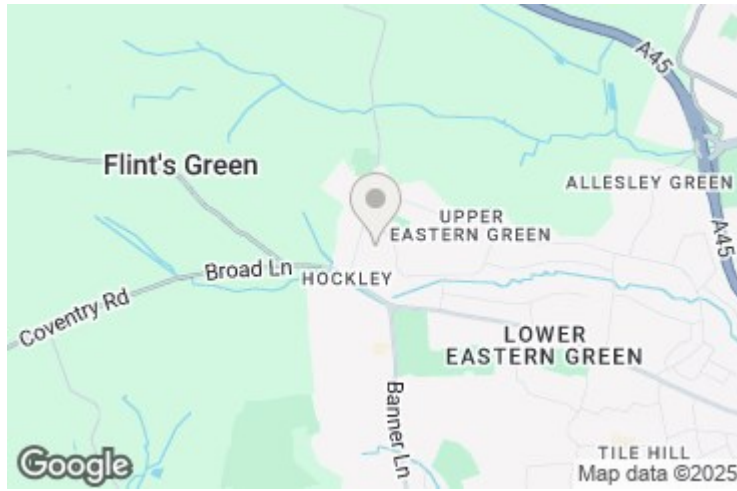
Numerous unallocated spaces generally available within the estate.

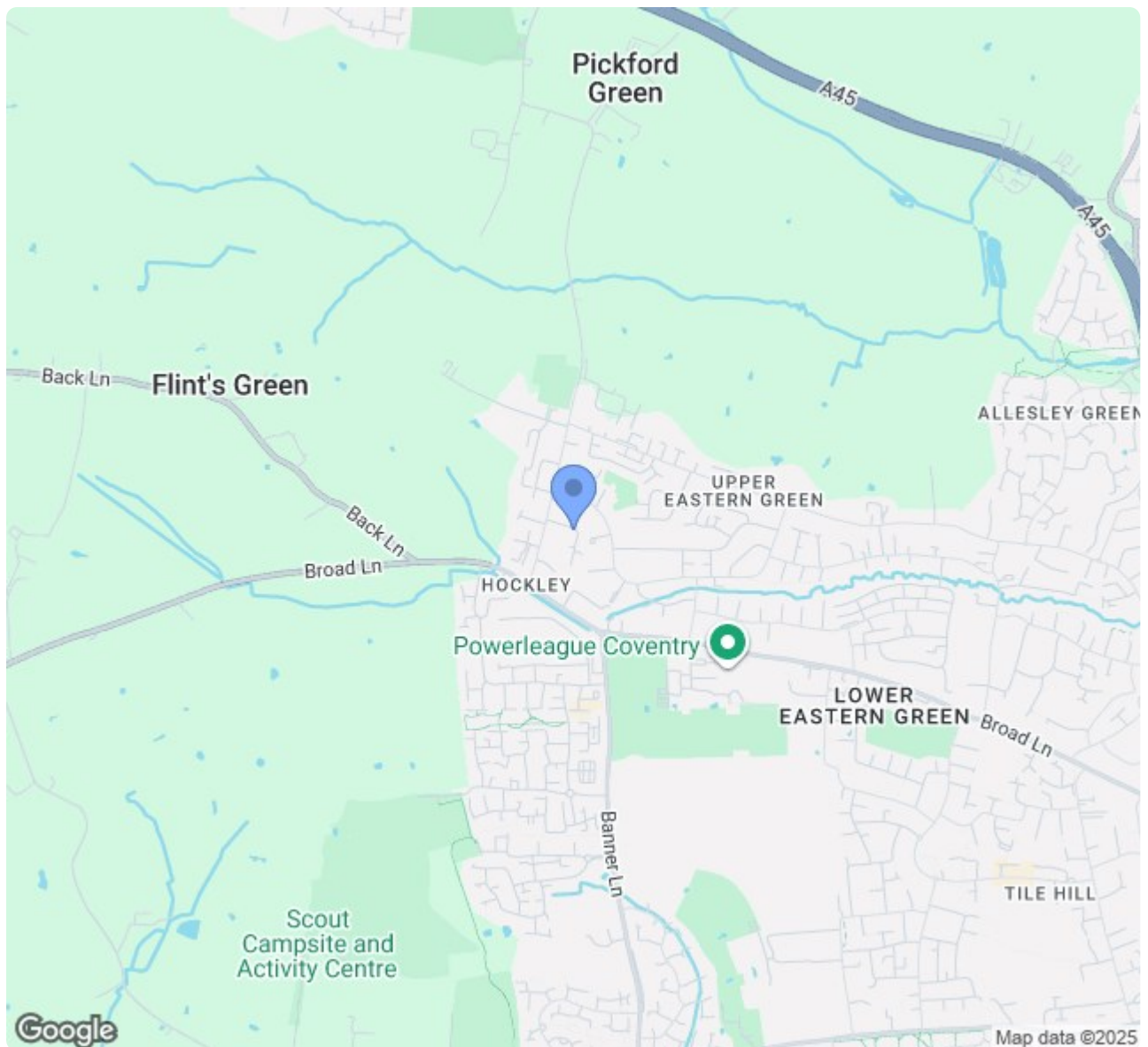
### Council Tax

Band B

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.