



**ASSURED
RESIDENTIAL**

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**23 Calverly Court, Paladine Way
Coventry, CV3 1NG**

£875 Per Month

A well-proportioned contemporary second floor two-bedroom apartment situated on a popular recent development to the South-east of Coventry City centre and giving good access to the A45, A46 and motorway network. The property has an entrance hall with a large storage cupboard and an open plan Lounge/Kitchen. The kitchen is fitted with a range of beech effect wall and base units with granite effect worktops, built in oven and gas hob, fridge/freezer, dishwasher and washer/dryer. There are two double bedrooms, the main bedroom having an en-suite with WC, basin and shower cubicle. The main bathroom has a bath, WC and basin. The property is double glazed and has gas fired central heating. There is an allocated parking space in the gated basement. Offered on an UNFURNISHED basis and AVAILABLE MID-OCTOBER.

There is a communal entrance lobby with an intercom operated front door. The property is situated on the second floor accessed by stairs only, no lift.

Entrance Hall

Having vinyl flooring and doors off to all rooms. There is a substantial store cupboard.

Living/Kitchen

10'8" x 21'4" (3.25m x 6.50m)



The living area is carpeted and has a window to the front. There is a central heating radiator. The room is open plan with the kitchen/dining area to the rear.

Kitchen/Dining Area



Having a range of beech effect units with an inset single drainer stainless steel sink, a gas hob, cooker hood and a built in electric oven. There is a freestanding fridge/freezer, dishwasher and a washer/dryer. Vinyl flooring.

Main Bedroom

10' 3" x 12'7" (3.05m 0.91m x 3.84m)



Having a double glazed window to the front, beige carpet and a central heating radiator. A door leads off to the

En Suite Shower Room

6'5" x 5'3" (1.96m x 1.60m)

With a shower cubicle and Thermostatic mains connected shower, WC and basin. Vinyl flooring.

Second Bedroom

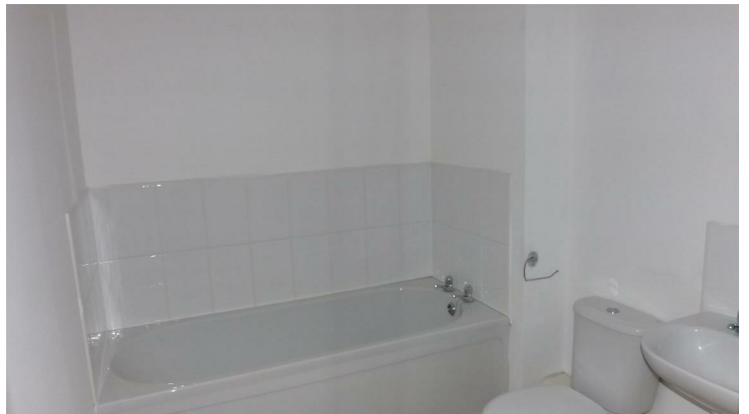
8'6" x 10'7" (2.59m x 3.23m)



Having a sliding patio door with a Juliet balcony to the front, beige carpet and a central heating radiator.

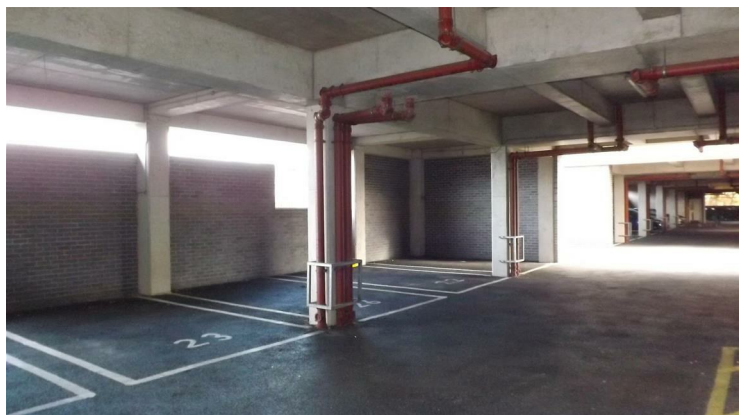
Bathroom

6'3" x 6'11" (1.91m x 2.11m)



With a white suite comprising bath, WC and basin. Vinyl flooring and a central heating radiator.

Basement Parking



One allocated space within the the remotely operated gated ground floor parking area. Internal stairs lead to the accommodation.

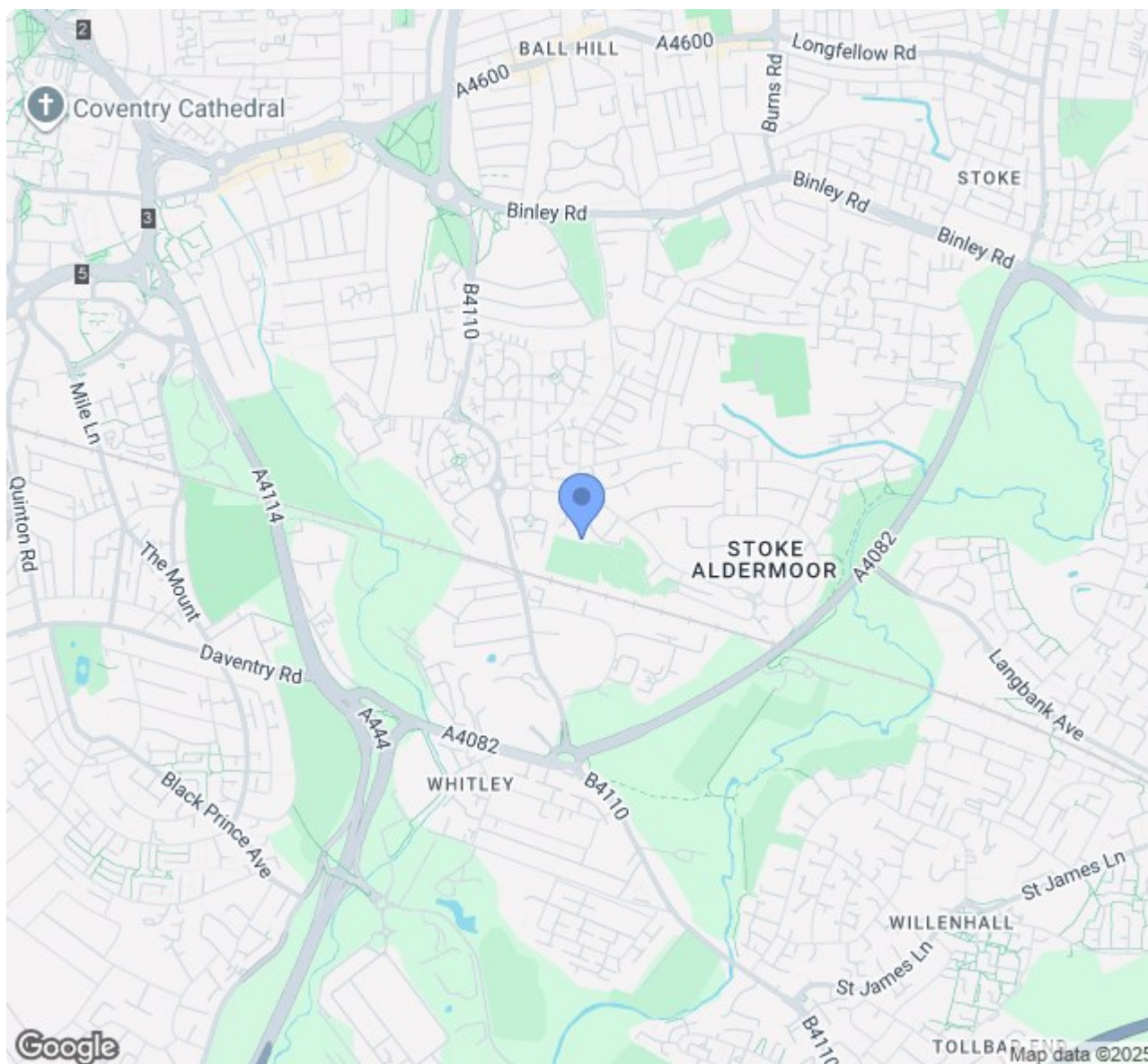
Council Tax

Band B


Deposit

A Security Deposit of £1005 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	83	83
(69-80) C		
(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.