



**ASSURED
RESIDENTIAL**

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**72 Bakers Lane
Coventry, CV5 8PR**

£700 Per Month

A one bedroom first floor apartment located on the Baker's Lane development in Chapelfields to the western residential suburbs of Coventry, yet still conveniently close to the City Centre. The property is decorated in neutral colours and has double glazed windows and electric storage heating. The accommodation comprises lounge, kitchen, double bedroom and bathroom and is offered on an unfurnished basis. AVAILABLE NOVEMBER.

Access to the property is via a communal door to stairs and front door leading to the

HALL

7'2" x 5'6" (2.18 x 1.68)

Having entry phone and doors off to

BATHROOM

Having modern white bathroom suite with electric shower over bath, electric wall heater and part tiling to walls.

LOUNGE

13'10" x 11'3" (4.22 x 3.43)



Having double glazed window to rear, Heatstore storage heater and door off to the

KITCHEN

8'9" x 6'4" (2.67 x 1.93)



Having double glazed window to front, door to store cupboard, one and a half bowl sink unit set in base, a range of matching base and wall cupboards, integrated electric hob with electric oven below, tiling to walls over worktops, part tiling to walls and electric wall heater.

BEDROOM

10'0" x 8'9" (3.05 x 2.67)



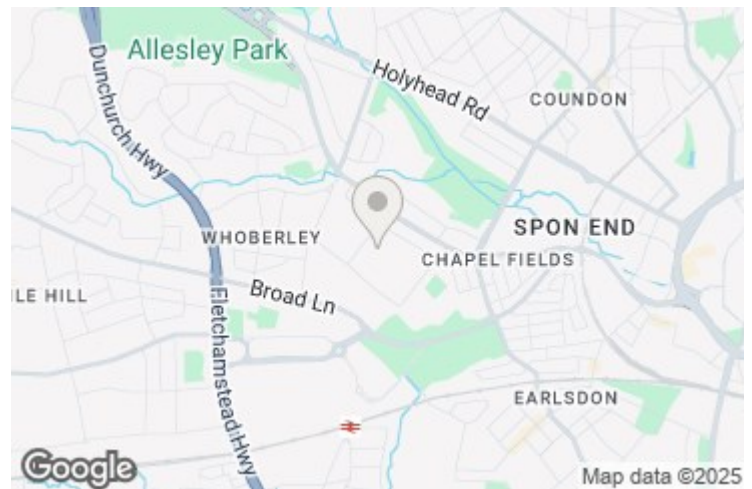
Having double glazed window to rear and Heatstore electric storage heater.

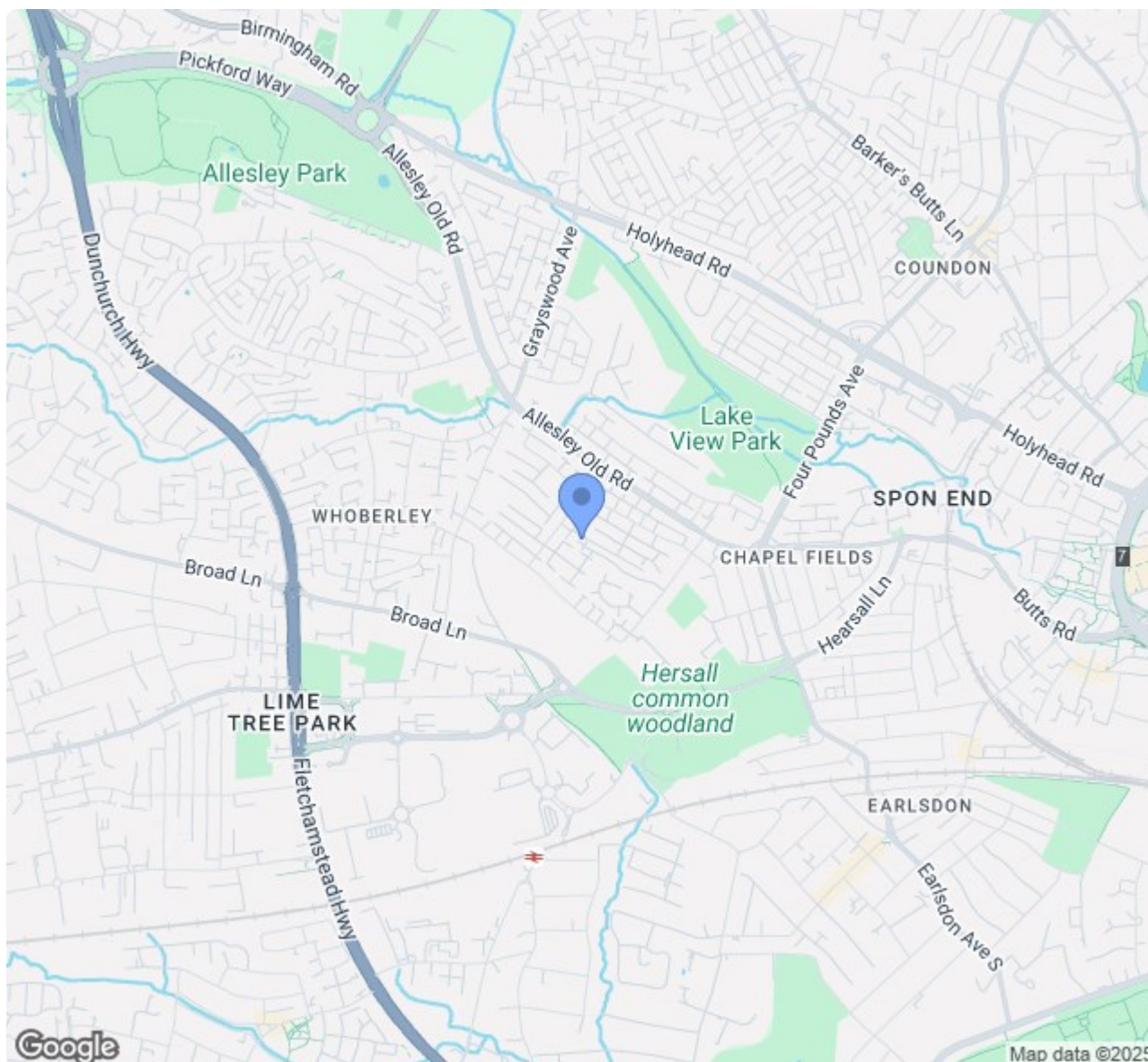
COUNCIL TAX

Band A

Deposit

A Security Deposit of £807 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		
(69-80) C		
(55-68) D	68	74
(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.