



**ASSURED
RESIDENTIAL**

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

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2 Scholars Court Coventry, CV5 6PB

£850 Per Month

This delightful ground floor GARDEN APARTMENT is part of a modern purpose built block which has been delightfully designed and is pleasing to the eye. Standing in the always popular Earlsdon district of the city opposite Spencer Park the city centre and railway station (0.5 miles) are both within walking distance making the location great for commuters. The retail and eaterie hub of the area Earlsdon Street is 0.6 miles distant. The lovely accommodation has neutral decoration and beige carpets, window blinds, gas central heating and UPVC double glazing. The rear of the property overlooks the gardens and parking areas which are gated for security. The layout includes a canopy porch, hallway, spacious lounge with bay window, kitchen with appliances, fitted bedroom with wardrobes and a lovely shower room. For Sat Nav users the postcode is CV5 6PB. Offered on an unfurnished basis. AVAILABLE LATE NOVEMBER.

VIEWINGS DURING CORONAVIRUS PANDEMIC

We consider there still to be a serious threat of Coronavirus infection so to protect our staff and customers we will operate a strict viewing protocol. We would invite genuine initial enquiries only from parties giving brief details of your current circumstances. Only the prospective tenants will be invited to view and you will be required to wear a face mask to prior to entering the property, keeping it on at all times and taking it with you on your departure. We will require you to maintain social-distancing at all times.

CANOPY PORCH

HALLWAY

With double glazed entrance door, double fronted cloaks cupboard, single panel radiator, door mat to threshold and airing cupboard with cylinder.

SPACIOUS LOUNGE

10'9" x 17'11" to bay (3.30 x 5.47 to bay)



A delightful room overlooking the gardens with double glazed bay window and 2 single panel radiator.

FITTED KITCHEN

5'5" x 9'4" (1.66 x 2.86)



Built in roll edge work surfaces with base and wall cupboard units (one houses Potterton gas boiler). 4 ring gas hob, electric double oven, fridge freezer and integrated washing machine. Single drainer stainless steel sink unit, nest of drawers, tiled splash back to the work surface, single panel radiator, tiled floor and double glazed window.

BEDROOM

10'5" inc wardrobe x 10'1" inc wardrobe (3.19 inc wardrobe x 3.09 inc wardrobe)



Well fitted with built in furniture including double fronted wardrobe with drawers to the bottom, tall nest of drawers, double bed space with eye level cupboards and further double fronted wardrobe. Single panel radiator and double glazed window with vertical blind.

SHOWER ROOM

5'10" x 6'10" (1.80 x 2.10)



Large cubicle with theromstatic shower, pedestal wash basin and low level wc. Vanity shelf with mirrors above, shaver point, spot lamps to the ceiling, extractor to ceiling and heated towel radiator/radiator. Part tiled wals and tiled floor.

FRONT ELEVATION



GARDENS & PARKING

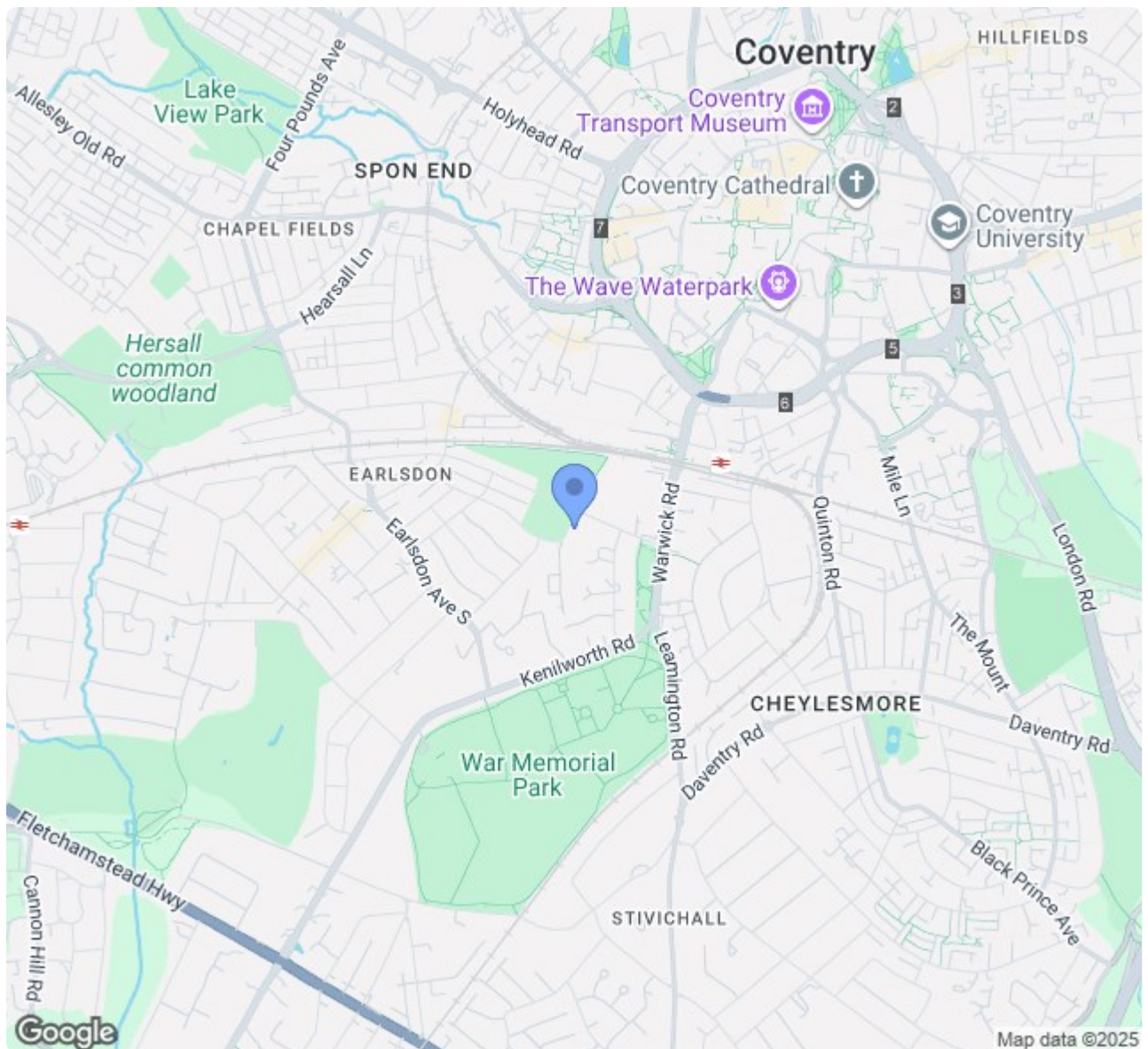
Parking and established gardens.

COUNCIL TAX Band C.

Deposit

A Security Deposit of £980.00 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	77	77
(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.