



**ASSURED
RESIDENTIAL**

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

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

£625 Per Month

A well presented one bedroom ground 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 and direct access to the rear garden. Offered on an unfurnished basis. Available November.

Front Room

8'7" x 12'4" (2.62m x 3.76m)



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

Rear Room

11'8" max x 10'4" (3.56m max x 3.15m)



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

Kitchen



Attractively fitted with cream wall and base units, contrasting dark worktops, a built under oven, ceramic hob and including a fridge freezer and a washing machine. There is direct access to the rear garden.

Shower Room

6'10" x 4'11" (2.08m x 1.50m)

With ceramic tiles to the floor, a corner enclosure with an electric shower, pedestal basin and WC.

Rear Garden



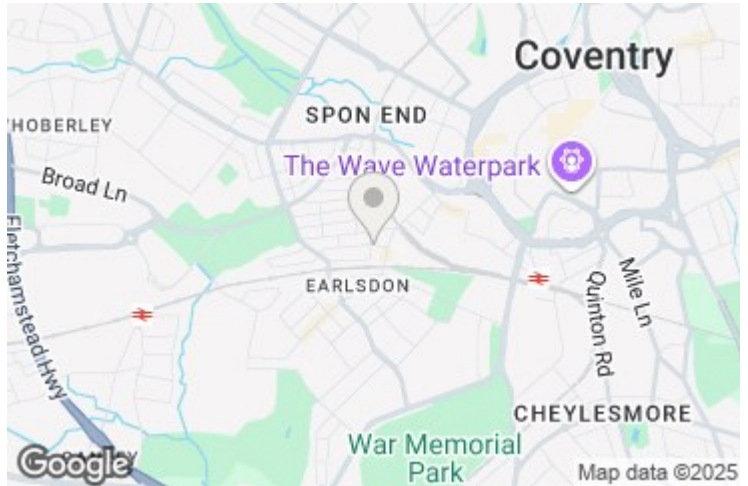
There is direct access to the rear garden

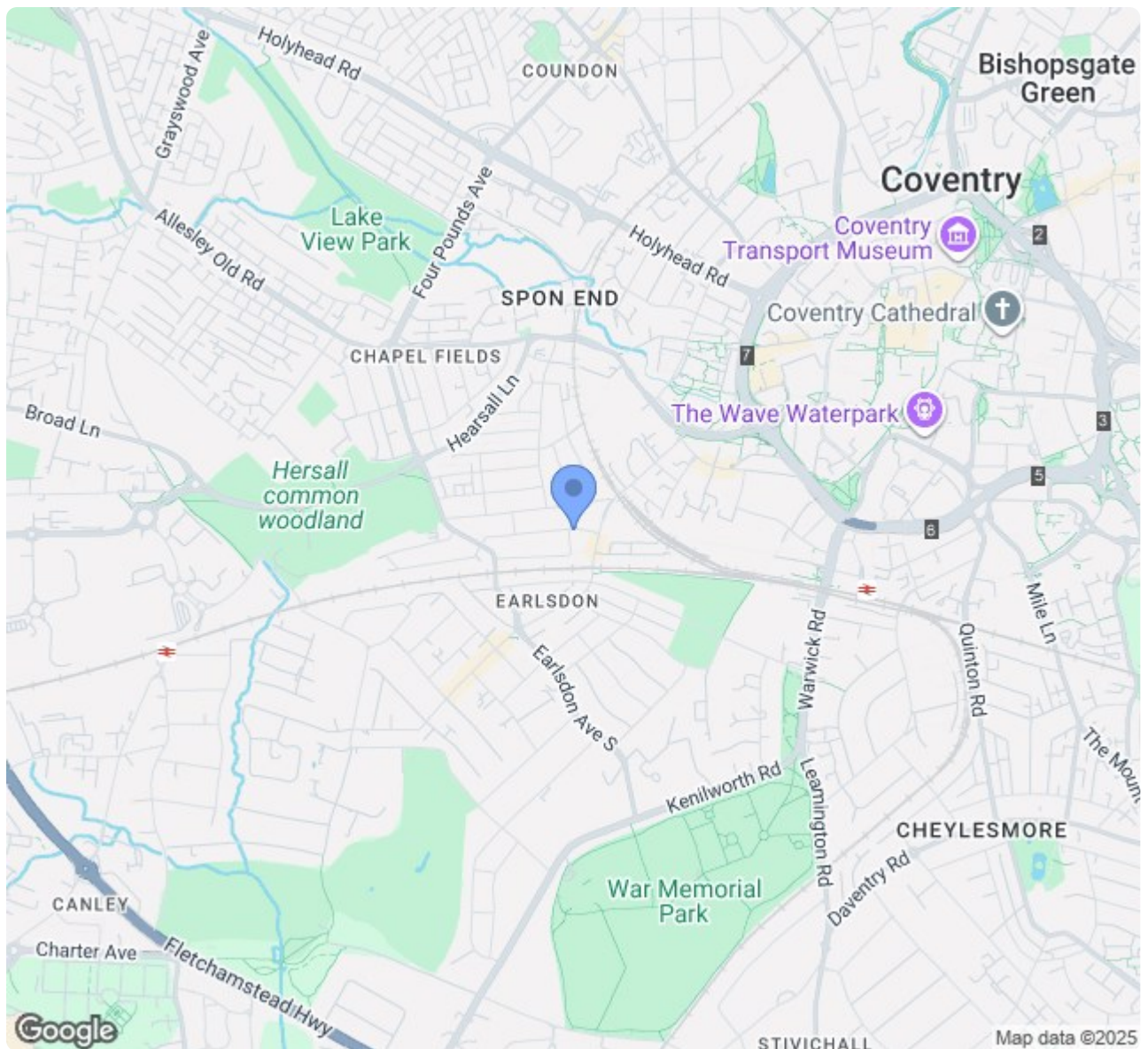
Council Tax

Band A

Deposit

A Security Deposit of £721.00 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		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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