



**ASSURED
RESIDENTIAL**

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**23a The Coppice
Coventry, CV3 1EL**

£700 Per Month

A well presented one bedroom first floor apartment conveniently located in Stoke Aldermoor to the east of Coventry with good access to the University Hospital, the M6 and M69 motorway networks. The property has neutral decoration and floor coverings and benefits from having particularly attractive bathroom and kitchen, UPVC glazing and gas central heating. Offered on an unfurnished basis. AVAILABLE JANUARY.

Access to the property is via a pathway to open porch and UPVC glazed door leading to the

LOBBY

Having stairs leading to the

HALL

Having hatch to loft space, double radiator and doors off to

BEDROOM

13'5" x 9'10" (4.09 x 3.00)



Having UPVC glazed window to front and radiator.

LIVING ROOM

13'10" x 10'7" (4.22 x 3.23)



Having UPVC glazed window to front, radiator.

KITCHEN

12'6" x 5'10" (3.81 x 1.78)



Attractively refitted kitchen with UPVC glazed window to rear,

stainless steel single drainer sink unit set in base, range of matching beech affect base and wall cupboards with tiling to walls over worktops, stainless steel gas hob with matching extractor over and stainless steel electric oven below, space for washing machine and fridge freezer and window overlooking the living room.

BATHROOM

8'4" max x 5'6" max (2.54 max x 1.68 max)



An attractive modern bathroom with full tiling to walls, stainless steel heated towel rail, spotlights to ceiling and modern white bathroom suite comprising wash hand basin set in base, low level flush wc and panelled bath with electric shower and shower screen over.

BOILER ROOM/STORAGE

9'2" x 5'7" (2.79 x 1.70)

Having combi gas central heating boiler and radiator.

COMMUNAL GARDEN

situated to the rear.

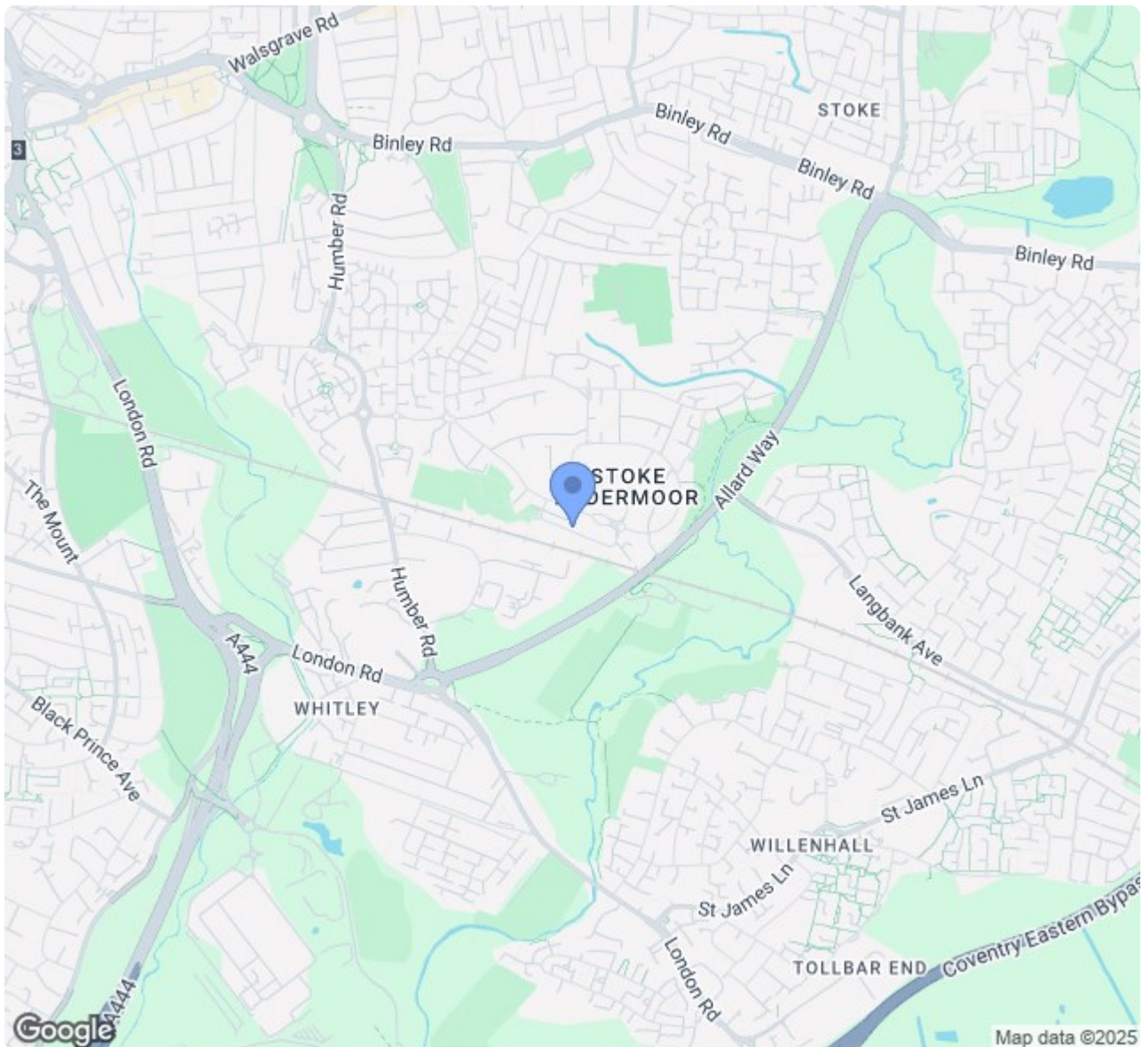
COUNCIL TAX

Band A.


Deposit

A Security Deposit of £807.00 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 | 73 | 79 |
| (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  | |

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