



**ASSURED  
RESIDENTIAL**

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**46a Kenpas Highway  
Coventry, CV3 6BP**

**£650 Per Month**

A good sized flat situated over commercial premises within a parade of shops in the popular Green Lane area of the City being situated on the A45 giving good road access to local amenities and the wider motorway network. The property has its own entrance from the front and stairs lead up to the accommodation which comprises a generous dining/kitchen, living room, bedroom and bathroom. The property has UPVC framed double glazed windows throughout and gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE END OF JANUARY.

The property is situated above a Funeral Parlour within a parade of shops and food outlets on a service road set back from the main A45 Kenpas Highway.

### ENTRANCE HALL

With stairs leading to the first floor landing with all rooms off.

### LIVING ROOM

10'8" x 12'11" (3.25m x 3.94m)



A uPVC framed double glazed window with curtains to the front, central heating radiator and fitted carpet.

### BEDROOM

7'11" x 10'4" (2.41m x 3.15m)



A uPVC framed double glazed window with curtains to the front, central heating radiator, built in double wardrobe with sliding mirrored doors and fitted carpet.

### DINING/KITCHEN

9'9" to chimney breast x 12'9" (2.97m to chimney breast x 3.89m)



Tiled floor, beech effect units and coming with an electric oven. There is a large uPVC framed double glazed window to the rear and a central heating radiator.

The current tenant may be willing to gift a fridge/freezer by separate negotiation to prospective tenants, otherwise it is not provided and will not form part of the tenancy.

### BATHROOM

7'8" x 6'11" (2.34m x 2.11m)



Being fully tiled to the walls and floor and having a modern white suite with mixer shower over the bath. Central heating radiator.

### COUNCIL TAX

BAND A

### GAS AND WATER

The gas and water supplies are not separately metered so use will be charged by way of additional rent at the current fixed rate of £70pcm.

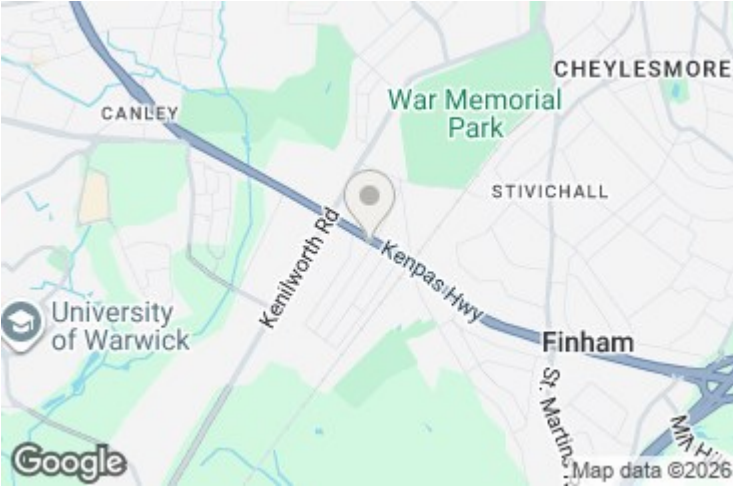
Electricity is billed directly by the supplier.

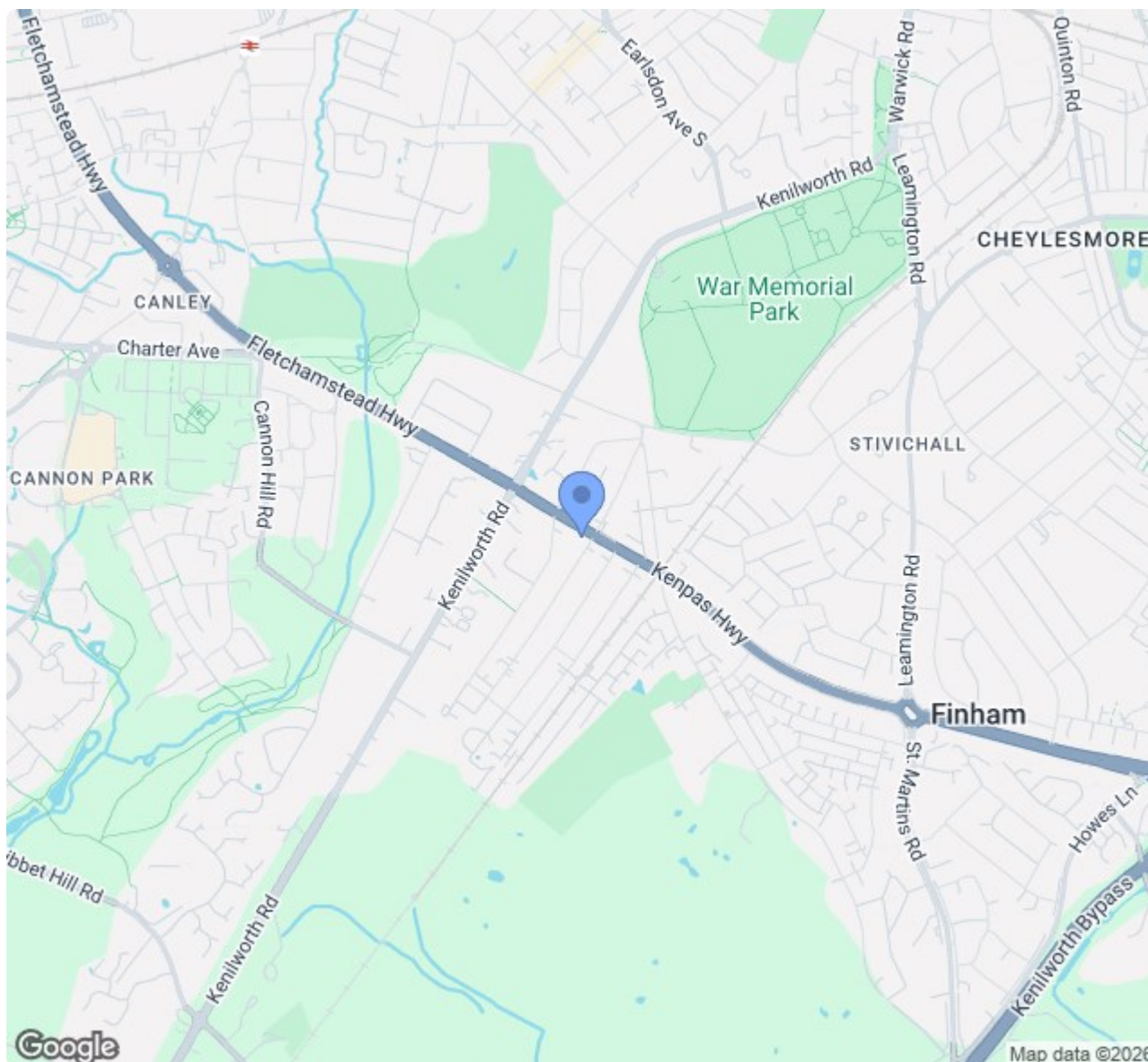
### DEPOSIT

A Security Deposit of £650 in addition to the first month's rent will be payable prior to the start of the tenancy.



THE PARADE





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.