



**Elm Close, Binley Woods, Coventry, CV3 2BU**

Rent £625 pcm  
Deposit £720  
Available - Now

Attractive first floor Un-Furnished 2 Bedroom Apartment located in Binley Woods. This is an attractive village to the east of Coventry, just off the A46 Eastern bypass which links the A45, M6 and M69 motorways making this an ideal semi-rural location for anyone needing to travel to Coventry and beyond.

Benefitting from UPVC Double Glazing the property comprises of Hallway, Lounge, Fitted Kitchen, 2 Bedrooms and Shower Room.

Location: From TGI island on the A46 follow Rugby Rd into Binley Woods. 1<sup>st</sup> Right into Oakdale Rd at the end, left into Monks Rd and right into Elm Close

<b>Hall.</b>	With laminate floor, uPVC double glazed front door
<b>Lounge</b>	14'1" x 11'3" with uPVC double glazed window, laminate floor and convector heater.
<b>Fitted Kitchen</b>	8'11" x 5'10" with range of base and wall units with stainless steel sink, Inset ceramic. Whirlpool hob with stainless steel built under oven, integrated fridge, plumbing for washing machine, chimney cooker hood, ceramic tiled floor uPVC double glazed window.
<b>Bedroom 1</b>	10'1" x 13' with uPVC double glazed window double, wardrobe and convector heater
<b>Bedroom 2</b>	8'3" x 7' with uPVC double glazed window and convector heater
<b>Bathroom</b>	With quadrant shower cubicle with thermostatic shower, vanity wash basin and low level WC. Full height wall tiling and ceramic floor tiling. Chrome ladder style heated towel rail
<b>Outside</b>	On street parking.

### **GENERAL INFORMATION**

**Council Tax Band: A**

**EPC Rating: D**

**To reserve a property:** A holding deposit of £150, equivalent to one weeks rent, must be submitted to our office. Until such time as the monies have been received in full the property will continue to be marketed. You must also complete and return an application form which can be obtained by email for online completion. Please note it is our policy to process only one application at a time so it is strictly first come first served and by applying for one of our properties you are confirming that you accept our agency terms and conditions, a copy of which can be provided on request.

**To move in:** 1 month's rent in advance, minus the initial holding deposit and a security deposit of 5 weeks rent is required, the deposit will be held and returned at the end of the tenancy subject to any dilapidations or rent arrears.

N.B All rents exclude Council Tax, Water Rates and utilities

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your home?**

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