



**St Ann's Road**  
**Coventry , CV2 4EH**  
**£545 PCM**



## THE ROOM

The bedroom is located on the first floor of the property and has high ceilings giving a spacious, airy feel to the room. Recently decorated with newly fitted carpet and brand new furniture.

The room is fully furnished with a furniture including; double bed and mattress, bedside table, chest of drawers, wardrobe, study desk and chair.

The room shares a bathroom with one other room (Room 3). All other rooms in the property are ensuite.

## THE PROPERTY

The property has just been refurbished to a high standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen and living area.

The communal kitchen benefits from; two integrated ovens and hobs, two fridge-freezer, dishwasher, and ample cupboard space. There is also two washing machines so you can complete your laundry at no additional charge.

The property has a full serviced and certified combi-boiler for efficient hot water and central heating system. There is also a regularly maintained emergency lighting and fire alarm system throughout the property.

The Landlord arranges for a monthly clean of communal areas as well as regular garden maintenance to ensure the property is kept in tip-top condition!

## LOCATION

The location of the property is perfect for students at Coventry University with the University campus approximately a 20-minute walk away. Local shops, restaurants, banks and supermarkets are within easy walking distance and there are good public transport links into Coventry City Centre and to University Hospital Coventry & Warwickshire.

The property is also within close proximity to FarGo Village, a creative space with independent shopping, street food, markets, vintage and creative studios.

## BILLS

The rental price is all inclusive of bills; including utility bills and unlimited high-speed broadband.

Please note that as part of the contract there is a fair usage policy on utility bills.

Council Tax is also included within the rental price, this is a huge saving and benefit of house share living!

## VIEWING ARRANGEMENTS

Viewings are strictly by appointment only. Same day viewings at short notice may be possible. Please call to arrange. \*Virtual Tour Available\*

