



**Queen Margarets Road
Coventry , CV4 8FU
£2,700 PCM**



SUMMARY

***AVAILABLE SEPTEMBER 2024** Six Ensuite Bedroom property (one shower room is separate from bedroom) in a House Share located in Canley. Walking distance to the University of Warwick. Excellent road links via the A45. Ideal for students at the University of Warwick.

PROPERTY

The property has been recently refurbished to a high standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen with dining area as well as a lounge.

The communal kitchen and dining area benefits from; an integrated oven and hob, washing machine, ample fridge, freezer and cupboard space. There is also a modern dining table and chairs. The lounge area is furnished with two sofas.

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

LOCATION

The property is located in Canley within walking distance to the University of Warwick. Canley tends to be popular amongst students attending University of Warwick who want to be near to campus or working at the University or Westwood Business Park.

Within close proximity to the property is Canon Park Shopping Centre providing a Tesco and Aldi Supermarket as well as cafe's and other retail shops.

The area is serviced by good bus links into Coventry City Centre and the A45 is a short drive away.

ADDITIONAL INFORMATION

The rental price does not include bills. These would be the responsibility of the tenant.

Council Tax Band A

