



**Dolphin Court**  
**Coventry , CV4 8AJ**  
**£2,700 PCM**



## SUMMARY

\*\*\*RESERVE FOR ACADEMIC YEAR 2024/25\*\*\* Six-Bedroom Modern-Build House located in Canley. Six-Bedroom modern build house located in a house share in Canley. Shared kitchen / dining area. Four of the rooms are ensuite. The other two rooms share a bathroom.

Within walking distance to University of Warwick Campus - ideal for students. BILLS INCLUSIVE OPTION VIA 3RD PARTY UNIHOMES

## 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.

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 dining table and chairs.

The property has a full serviced and certified 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

References and Deposit Required.

Council Tax Band D.

