



**Kingsway**  
**Coventry , CV2 4EX**  
**£490 PCM**



## THE ROOM

Room 3 is the largest bedroom in this property and is located on the first floor; benefitting from neutral decoration. It is fully furnished with; a double bed, wardrobe, chest of drawers, bedside table, study desk and chair.

## COMMUNAL AREAS

Tenants have the shared use of a fitted kitchen / dining area as well as two bathroom / shower rooms.

The communal areas benefits from; an integral oven and hob, washing machine, microwave and ample fridge, freezer and cupboard space.

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

## THE 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.

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

## ALL INCLUSIVE OF BILLS

The rental price is all inclusive of bills; including utility bills, unlimited high-speed broadband, a monthly cleaner for the communal areas and regular garden maintenance.

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

