



**Gordon Street  
Coventry , CV1 3ES  
£460**



## ROOM

This room is located on the first floor. It is furnished with bedroom furniture, including; double bed with mattress and built in wardrobe.

## COMMUNAL AREAS

The property is neutrally decorated throughout, and furnished with modern furniture. All tenants have the shared use of a fitted kitchen and lounge area.

There is a bath / shower room located on the first floor and a second shower room located on the second floor. These are shared between a maximum of five tenants.

The communal areas benefits from; an integral oven and hob, washing machine, tumble drier and ample fridge, freezer and cupboard space. There is also dining table.

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

## LOCATION

This property is situated in a prime location, close to Coventry City Centre and Coventry Train Station; offering good links to London Euston, Birmingham International, Birmingham New Street and other parts of the West Midlands. The location is also on the outskirts of Earlsdon, one of the most sought after areas of Coventry.

Earlsdon offers local boutique shops, restaurants, banks and supermarkets can be found on Earlsdon Street; and Coventry City Centre is also within walking distance. Within close proximity is Coventry's beautiful War Memorial Park - a large, green space.

This location is perfect for students! Coventry University is approximately a 15-minute walk through the City Centre. The University of Warwick is easily accessible using local public transport links or by cycling - for the more energetic!

## BILLS

The rental price is inclusive of the following bills; utility bills, broadband, and Council Tax (BAND B).

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

