



**Holyhead Road
Coventry , CV1 3AA
£795 PCM**



THE ROOM

The room is located on the first floor of the property and has been refurbished to a high standard with modern fixtures and fittings. The room benefits from a modern ensuite shower room and in-room kitchenette facilities (refrigerator, sink & cupboard space).

THE PROPERTY

The property has been recently refurbished to an exceptional standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen and living area. A washing machine is provided in the basement of the property.

The communal kitchen and living area benefits from; two integrated ovens and hobs, ample cupboard space. There is also a breakfast bar for dining, and sofa.

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

THE LOCATION

The property is located in CV1 - a short walk into Coventry City Centre and to Coventry University. There is a local convenience shop within close proximity - good for last minute groceries and supplies.

The Alvis retail park is also a short distance away offering; Morrisons supermarket and petrol station, gym, McDonalds restaurant and B&Q store.

The A45 is a short drive away offering great commuting links to Birmingham. There is a bus stop within extremely close proximity to the property, which offers great bus links into the City Centre, Birmingham and Solihull.

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.

FURTHER INFORMATION

Viewing strictly by appointment only.

12-month contract is preferable. References and deposit will be required.

