



**Earlsdon Avenue North  
Coventry , CV5 6GX  
£610 PCM**



## SUMMARY

\*No Agency Fees\* \*Available Now\* Double bedroom with ENSUITE shower room located near Hearsall Common. Ideal for Professionals or Post Graduate Students, although well-behaved undergraduate students will be considered! ALL INCLUSIVE of bills.

## THE ROOM

The bedroom has high ceilings giving a spacious, airy feel to the room. Newly decorated with BRAND NEW carpet.

The room is fully furnished with a BRAND NEW furniture including; double bed and mattress, 1-drawer bedside unit, 3-drawer chest and 2-door wardrobe. There is the added benefit of a newly fitted ensuite shower room.

## THE PROPERTY

The property has been NEWLY REFURBISHED to a high standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen.

The communal kitchen benefits from; an integrated oven and hob, american style fridge-freezer, dishwasher and ample cupboard space. There is also a washer-dryer so you can complete your laundry at no additional charge.

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

The Landlord arranges for a monthly clean of communal areas as well as regular garden maintenance to ensure the property is kept in tip-top condition!

## LOCATION

The property is located in Earlsdon, overlooking Hearsall Common. It is considered a good area of Coventry and it is popular with both working professionals and students; good schools also attract families to the area.

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 Hearsall Common and a little bit further is Coventry's War Memorial Park - a beautiful green space.

The location tends to be popular among both working professionals and students, particularly studying at University of Warwick. The University of Warwick is easily accessible using local public transport links (from Hearsall Common across the road) or by cycling - for the more energetic!

## 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.

Council Tax is also included within the rental price. The average Council Tax payment in the UK is £97.21 PER MONTH (based on Band A), this is potentially a huge saving and benefit of house share living!

## VIEWING ARRANGEMENTS

Viewing are strictly by appointment only. Same day viewings at short notice may be possible. Please call to arrange.

