



**Bolingbroke Road**  
**Coventry , CV3 1AQ**  
**£550 Per Calendar Month**



## The Room

Room 4 is on the first floor overlooking the back of the property. Recently decorated in neutral colours.

The room is fully furnished with brand new modern furniture; 4ft double bed with orthopaedic mattress, 2-door wardrobe, 3-drawer chest of drawers, and bedside drawer unit.

This room also benefits from an ensuite shower room.

## The Property

The property is of a good standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen and communal lounge with a large comfortable sofa.

The communal kitchen benefits from; an oven and hob, a fridge-freezer and ample cupboard space. There is also a washing machine 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.

## Location

Local shops, restaurants, banks and supermarkets are within easy walking distance and there are good public transport links into Coventry City Centre and up to University Hospital Coventry and Warwickshire.

The property is also within approximately 20-minutes walk of the recently built FarGo Village, a creative space with independent shopping, street food, markets, vintage and creative studios. Coventry University is approximately 30-minutes walk away and is easily accessible via bus.

## Additional Information

The rental price is all inclusive of bills; including utility bills

and Council Tax.

The Landlord provides cleaning of the communal areas and a gardener to attend to the outdoor space during summer months.

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

Council Tax Band A - included within the rent.

