



**Kensington Road  
Coventry , CV5 6GH  
£400**



## THE ROOM

Room 4 is located on the first floor overlooking the rear of the property.

Is is furnished with; bed, mattress, wardrobe, desk, chair, shelving unit, and drawers.

## THE PROPERTY

The property is neutrally decorated throughout, and furnished with modern furniture. All tenants have the shared use of an open plan kitchen & lounge. There are two shower rooms, both located on the first floor.

The kitchen benefits from; an integral oven and hob, washing machine and ample fridge, freezer and cupboard space. The kitchen opens onto a lawned garden.  
The lounge area is furnished with a corner sofa.

The property has a certified boiler for efficient hot water and central heating system. There is a fully tested smoke alarms system throughout the property.

## THE LOCATION

This property is situated the sought after area of Earlsdon, 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.

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 or working professional! 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 all inclusive of bills; including utility bills, council tax (Band B) unlimited high-speed broadband.

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

