



**Earlsdon Avenue South**  
**Coventry , CV5 6DR**  
**£535 PCM**



## THE ROOM

The bedroom is located on the first floor of the property and has high ceilings giving a spacious, airy feel to the room.

The room is fully furnished with a double bed, bedside drawers, wardrobe and fridge. There is the added benefit of an ensuite shower room.

## THE PROPERTY

The property has been recently renovated to a good standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen, which is also situated on the first floor.

The communal kitchen benefits from; oven, hob, washing machine and ample freezer and cupboard space. Personal fridges are provided in each bedroom.

## LOCATION

Earlsdon is one of the most sought after areas of Coventry. 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 Coventry's beautiful War Memorial Park - a large, green space.

Earlsdon tends to be popular among both Coventry University and the University of Warwick students. Coventry University is approximately a 20-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 bills utility bills and broadband.

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

Council Tax is not included and is the responsibility of the tenant.

