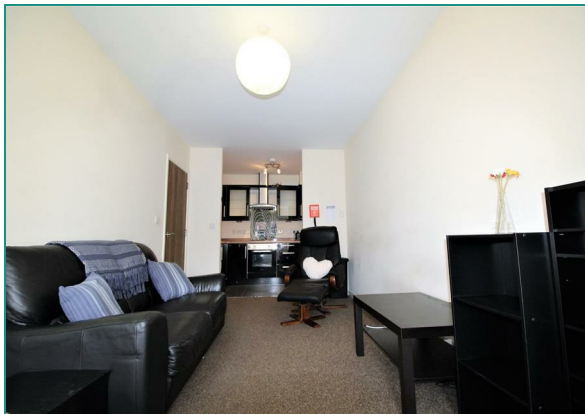




**Clarendon Street**  
**Coventry , CV5 6FA**  
**£1,095 PCM**



## OPEN PLAN LIVING

The property benefits from an open plan kitchen, dining and lounge area; recently renovated to a high standard with modern fixtures and fittings.

The room benefits from; an integral oven and hob, washing machine / tumble dryer, ample fridge, freezer and cupboard space. There is also a modern dining table, chairs and leather effect sofa.

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

## BEDROOMS

The property has two double bedroom, one of which has an en-suite shower room. Both with fresh, modern decoration and fully furnished with modern bedroom furniture including; a bed, wardrobe, chest of drawers, bedside table and study desk.

## BATHROOM / SHOWER FACILITIES

The property has an ensuite shower attached to one of the bedrooms. There is also a further shower room. Both fitted with modern fixtures. More than adequate facilities for sharing students or professionals!

## 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!

## UTILITY BILLS AND COUNCIL TAX

Tenants will be responsible for the payment of all utility bills - including electric, gas and water. Council tax bills are also the responsibility of the tenants; please note full time students are able to get exemption from paying council tax.

Council Tax Band B

