



**Allesley Old Road  
Coventry , CV5 8BU  
£595 PCM**



## THE ROOM

The room is located on the first floor of the property over looking the front of the property.

Each room is furnished with; double bed, mattress, wardrobe, bedside drawers, study desk and chair, and chest of drawers. The rooms all benefit from newly fitted ensuite shower rooms.

## 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 diner, lounge and separate utility room.

The communal kitchen benefits from; an integrated oven and hob, two fridge-freezer and ample cupboard space. There is also a washing machine and tumble 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 Chapelfields on the outskirts of Earlsdon. 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) or by cycling - for the more energetic!

## ALL INCLUSIVE OF BILLS

Bills are included within the rental price; utilities, broadband, and Council Tax.

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

## VIEWING ARRANGEMENTS

Viewings are strictly by appointment only. Please contact our office to arrange a viewing.

