



**Britannia Street  
Coventry , CV2 4FQ  
£700**

## THE ROOM

The bedroom is located on the first floor of the property and benefits from an ensuite shower room. Recently decorated and re-fitted into a studio room with kitchenette facilities (main cooking facilities are in the communal kitchen).

The room is fully furnished with furniture including; double bed and mattress, bedside table, 2 x drawer chest, built in wardrobe, study desk, dining table and chairs. There is the added benefit of a microwave, fridge-freezer, and washing machine.

## THE PROPERTY

The property has five rooms in total. Two are studio style rooms like this whilst the other three are ensuite rooms. There is a shared communal area for all tenants and kitchen facilities, including; electric oven and gas hob.

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

## LOCATION

The location of the property suits both students or professionals. Coventry University with the University campus approximately a 20-minute walk away. Local shops, restaurants, banks and supermarkets are within easy walking distance and there are good public transport links into Coventry City Centre and to University Hospital Coventry & Warwickshire.

The property is also within close proximity to FarGo Village, a creative space with independent shopping, street food, markets, vintage and creative studios.

## BILLS

The rental price is all inclusive of bills; including utility bills and unlimited high-speed broadband.

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

Council Tax is also included within the rental price, this is a huge saving and benefit of house share living!

## VIEWING ARRANGEMENTS

Viewings are strictly by appointment only. Same day viewings at short notice may be possible. Please call to arrange. \*Virtual Tour Available\*

