



## 94 Sunnybank Avenue, Coventry, CV3 4DR

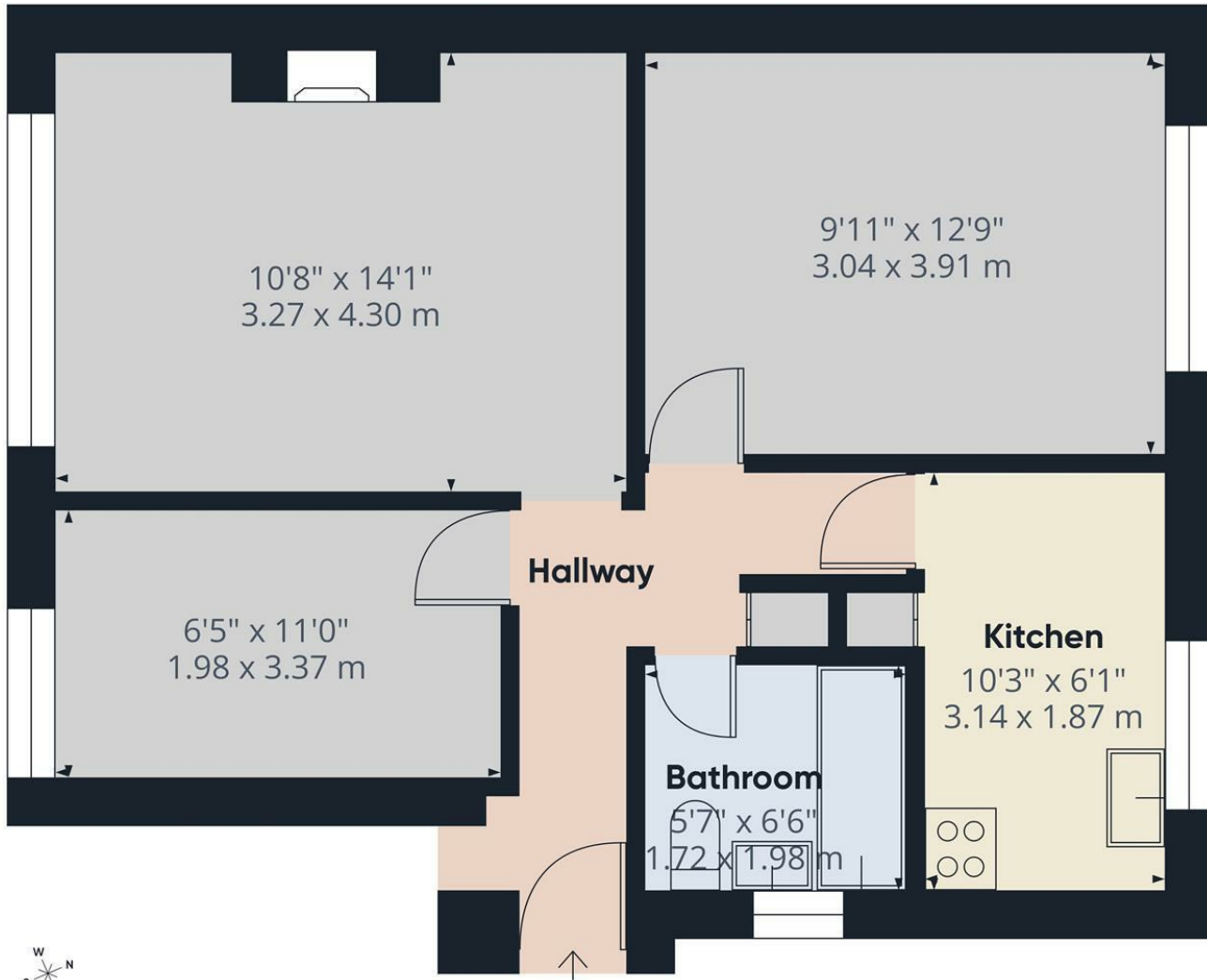
**\*\*AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE\*\*** SBK Lettings are pleased to present this two bedroom ground floor maisonette located in the popular Stonehouse Estate, Coventry. The property briefly comprises of entrance hallway, one single bedroom, spacious living room, one double bedroom, fitted kitchen and bathroom with bath, w/c and sink.

The property benefits from on-street parking, front garden and located within close proximity of Jaguar Land Rover.

\*Council Tax Band A\*

- Available Now
- Stonehouse Estate
- Two Bedroom Maisonette
- Unfurnished
- On Street Parking
- Ground Floor
- Council Tax Band A
- Energy Rating C

**£895 PCM**



Approximate total area<sup>(1)</sup>  
 460 ft<sup>2</sup>  
 42.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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