



**Earlsdon Avenue North**  
**Coventry , CV5 6GA**  
**£725 PCM**



## THE PROPERTY

This duplex studio flat is located on the second floor. Access is via a communal front door. The block consists of 4 flats (3 One-Bed & One Studio). The whole property has been thoroughly renovated and benefits from newly fitted double glazed windows.

You enter into the main living space of the flat from a communal hallway. Within this space is a newly fitted modern kitchen with integrated oven & hob.

Off the living area is an ensuite shower room which, again, has been newly fitted.

## EXTERIOR

There is a shared rear garden which is paved so easily maintained. There is also 'Sheffield Stand' bike storage for one bicycle per flat.

On road parking is available in the local vicinity with no permit required.

## THE 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, 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!

## FURTHER INFORMATION

Bills are not included and it is the responsibility of the tenant to make their own arrangements.

The property is classified as Band A for Council Tax, which is payable to Coventry City Council.

