



**ASSURED  
RESIDENTIAL**

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**44 Forest Court  
Coventry, CV5 7LL**

**£800 Per Month**

A well presented ground floor apartment set in well tended communal gardens located to the western suburbs of Coventry with easy access to the A45 and its associated motorway network. The property benefits from gas fired central heating, UPVC double glazing, fresh neutral decoration and floor coverings. The accommodation comprises Living Room, Two Bedrooms, Fitted Kitchen, Bathroom and Garage. Offered on an unfurnished basis. AVAILABLE JUNE.

### VIEWINGS DURING CORONAVIRUS PANDEMIC

We consider there still to be a serious threat of Coronavirus infection so to protect our staff and customers you will be required to wear a face mask to prior to entering the property, keeping it on at all times and taking it with you on your departure.

### HALL

Having radiator, two built in store cupboards and doors to

### BEDROOM TWO

11'0" x 7'9" (3.35 x 2.36)



Having double glazed window to side and radiator.

### BATHROOM

6'9" x 5'6" (2.06 x 1.68)



Having full tiling to walls, double glazed window to side, radiator and white bathroom suite with shower and shower screen over bath.

### LIVING ROOM

16'6" x 11'4" (5.03 x 3.45)



Having double glazed windows to side and rear, radiator, feature fireplace with electric fire and door to

### KITCHEN

11'0" x 7'1" (3.35 x 2.16)



Having double glazed window to rear, radiator, store cupboard, stainless steel one and a half bowl sink unit set in base, range of matching wall and base cupboards with contrasting worktops and tiling to walls over, integrated electric ceramic hob with extractor over and stainless steel electric fan assisted oven below and space for washing machine and fridge freezer.

## BEDROOM ONE

13'0" x 10'10" (3.96 x 3.30)



Having double glazed window to front and radiator.

## GARDENS

Having lawned communal garden with drying area.

## GARAGE



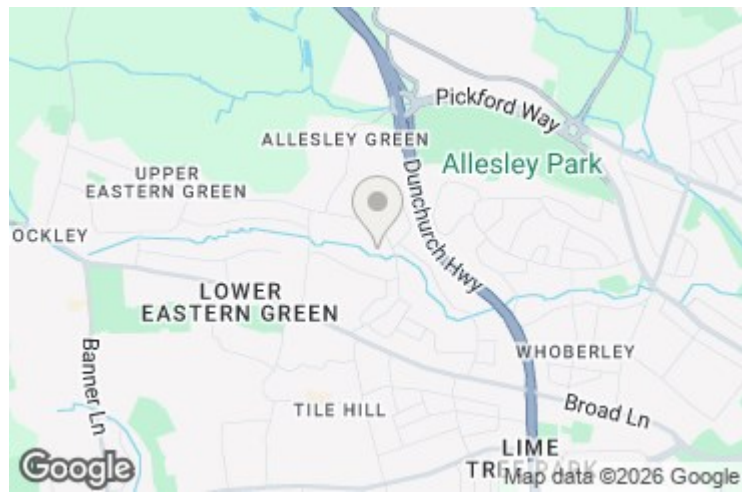
situated in nearby block.

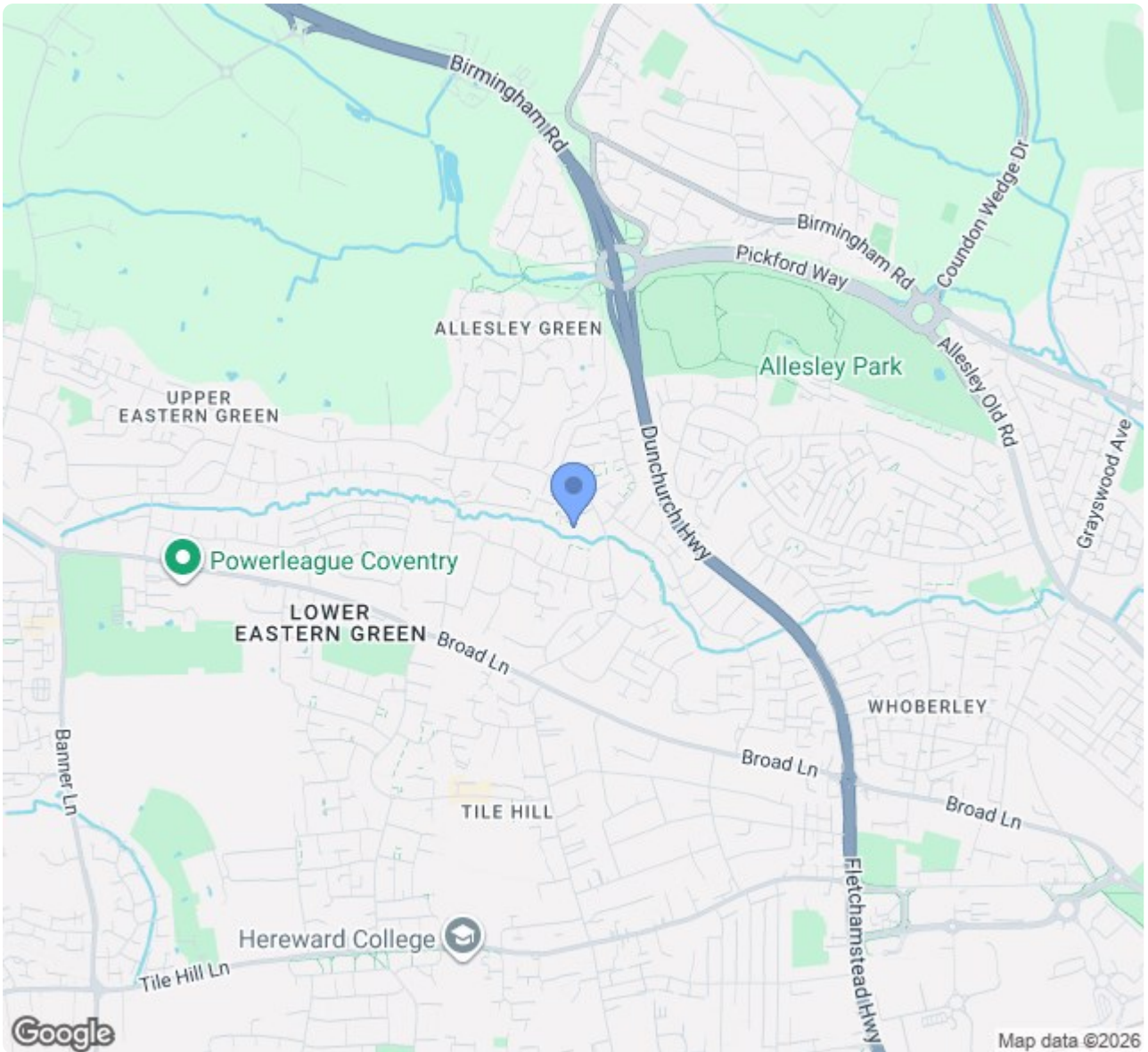
## COUNCIL TAX

Band A.


## Deposit

A Security Deposit of £923.00 will be payable in addition to the first month's rent prior to the start of the tenancy.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.