

JULIE PHILPOT

RESIDENTIAL

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STUDIO 14, 82-86 LONDON ROAD, COVENTRY, CV1 2JT

£850 PCM FURNISHED TO INCLUDE BILLS



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Available Immediately – Modern Furnished First Floor Studio Apartment with Bills Included – Council Tax Not Included for Working Professionals- Band A.

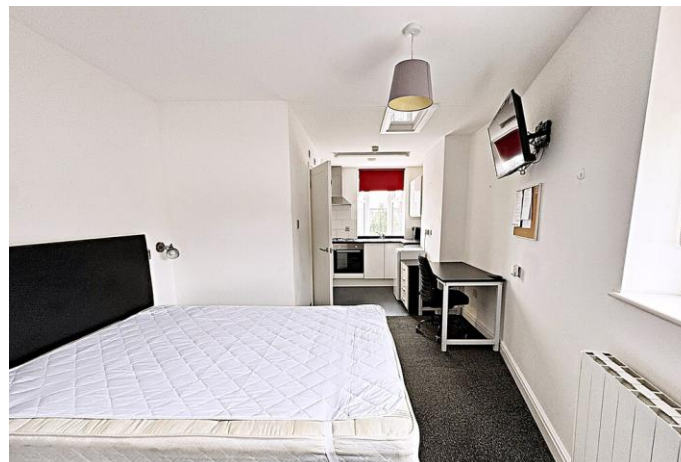
A very well-presented, self-contained first floor studio apartment, ideally situated within easy reach of Coventry University, Coventry City Centre, local amenities and excellent bus routes. The property is also conveniently located for Whitley Business Park and Jaguar Land Rover, making it an ideal choice for students and working professionals.

The accommodation comprises a spacious open-plan living/sleeping area with a fitted kitchen and modern en-suite shower room. The apartment is offered furnished and is available for immediate occupation.

The rent includes all utility bills. Council Tax is not included for working professionals and the property is Council Tax Band A. Residents also benefit from free on-site laundry facilities, with off-road parking available by separate arrangement if required.

STUDIO 14

Communal entrance to the first floor. Personal door to No.14.



BEDROOM/STUDY AREA

Includes queen sized bed with mattress, one beside table, wardrobe, chest of drawers, desk, chair, wall mounted television, electric heating.

KITCHEN AREA

Range of cupboard and drawer units, inset sink unit, two burner electric hob with extractor hood over and integrated oven beneath. Free standing fridge, microwave oven, kettle and toaster. Assortment of crockery and cutlery provided.

EN-SUITE SHOWER ROOM

With walk-in shower cubicle with sliding door and mains fed shower, wash hand basin with mirror over and low level w/c. Electric heated towel rail and extractor fan.

OUTSIDE

COMMUNAL OUTDOOR SEATING

COMMUNAL LAUNDRY FACILITIES

On-site laundry facilities with washing machines and tumble dryers provided for the exclusive use of residents, with usage included within the rent.

CAR PARKING

Secure gated off-road parking available to the rear for the exclusive use of residents.

TENANTS FEES

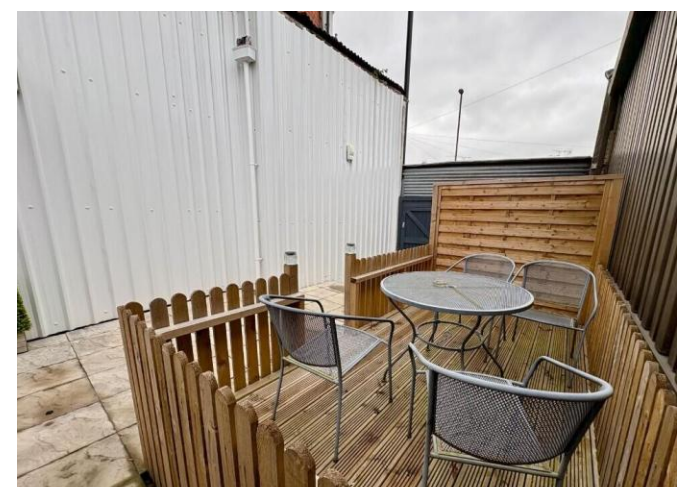
Holding Deposit

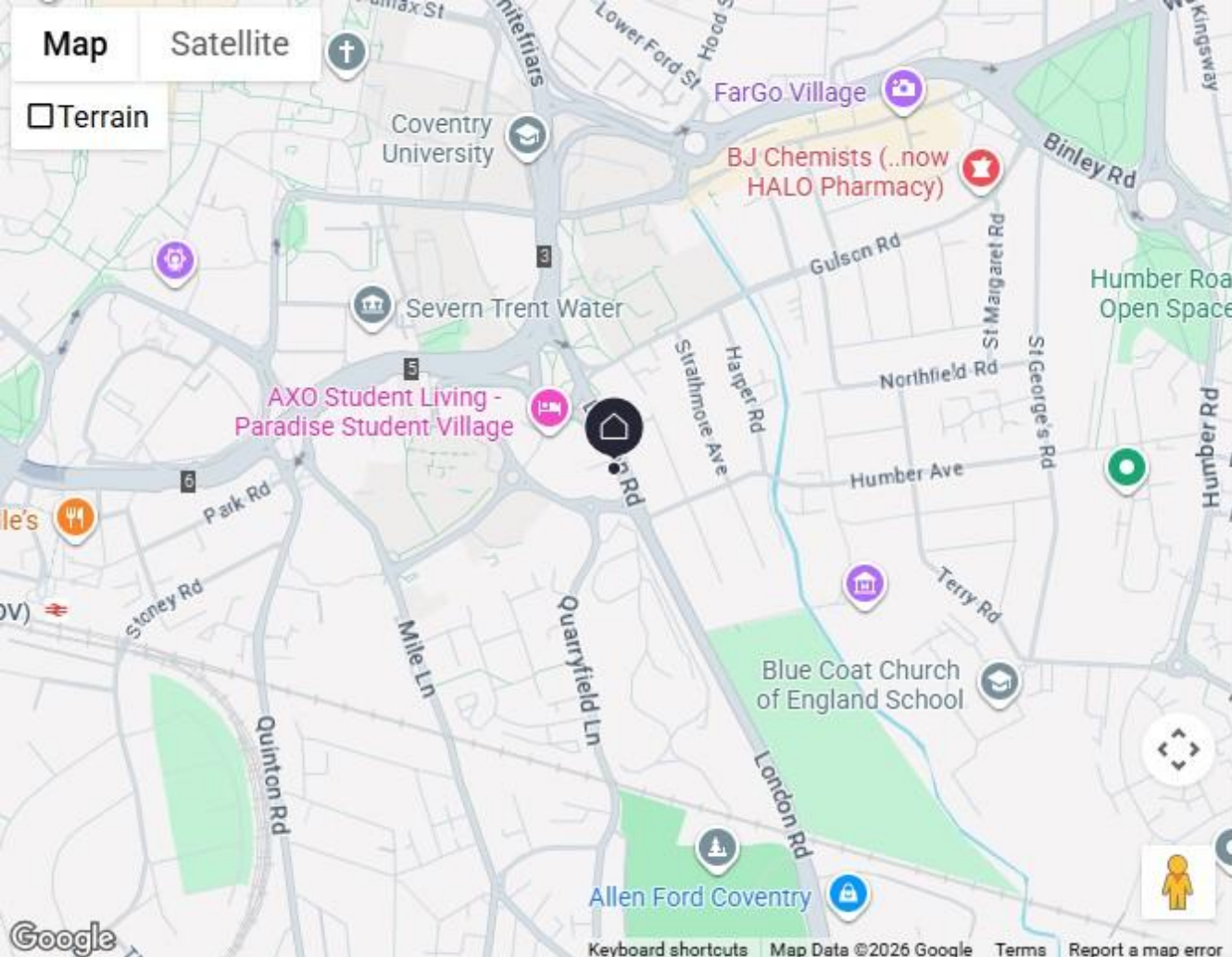
One week's rent (example £850.00 pcm x 12 divided by 52) £196.15

Security Deposit

Five weeks rent equalling £980.76

A full list of our Landlord and Tenant Fees is available to download at juliephilpot.co.uk





- First Floor Studio Apartment
- Available Immediately
- Modern En-Suite Shower Room
- Free On-Site Laundry Facilities
- Gated Parking Available
- Convenient Location Close to University and City Centre
- Utility Bills Included (excluding Council Tax for working professionals)
- EPC Rating C – Council Tax Band A

Tenant Fees

Holding Deposit	One week's rent (example £850 pcm x 12 divided by 52 = £196.15)
Security Deposit	Five weeks rent equalling £980.76.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

