



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

Tel: 024 7622 5030

Email: lettings@assuredresidential.com

Web: assuredresidential.com



**Cleve Mews Tudor Court,
Coventry, CV3 6TX**

£1,000 Per Month

A most appealing one bedroom coach house apartment located in Tudor Court, a select gated development on Warwick Road, just opposite King Henry VIII School, within easy walking distance of Coventry railway station and being both convenient for local amenities and having good access to the inner ring road, A45 and associated motorway networks. The property has a characterful feel with vaulted ceilings and dormer windows. There is a good quality open plan fitted kitchen with integral appliances to the living area, UPVC double glazing and gas fired central heating. Offered on an unfurnished basis. AVAILABLE DECEMBER.

L-shaped Hallway

8'6" max x 13'7" max (2.59m max x 4.14m max)

With coving to the ceiling, wood effect laminate flooring, a boiler cupboard and further built in cupboard.

Living Room & Open Plan Kitchen

12' x 22'8" (3.66m x 6.91m)



A characterful room with vaulted ceilings, a dormer window to the front, further window to the side and wood effect laminate flooring. There is an attractive open plan fitted kitchen area with integral appliances including a freezer, fridge, washer dryer and dishwasher. There is a built-in electric oven, gas hob with extractor hood over and a one and a half bowl stainless steel sink.

The Kitchen Area



Bedroom

16'3" max x 11'9" (4.95m max x 3.58m)



With a dormer window and an attractive range of built-in wardrobes.

Bathroom

9'7" max x 6'4" max (2.92m max x 1.93m max)



With a chrome thermostatic mixer shower over the bath, glass shower screen, close coupled WC and pedestal wash basin.

Allocated Parking

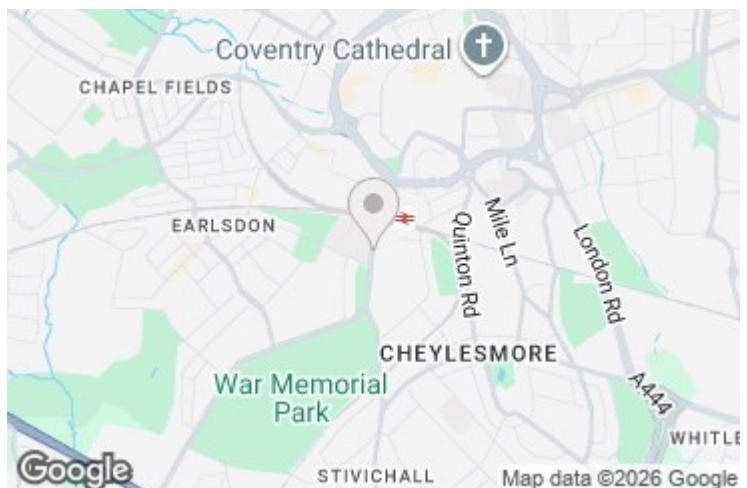
There is allocated parking for one car.

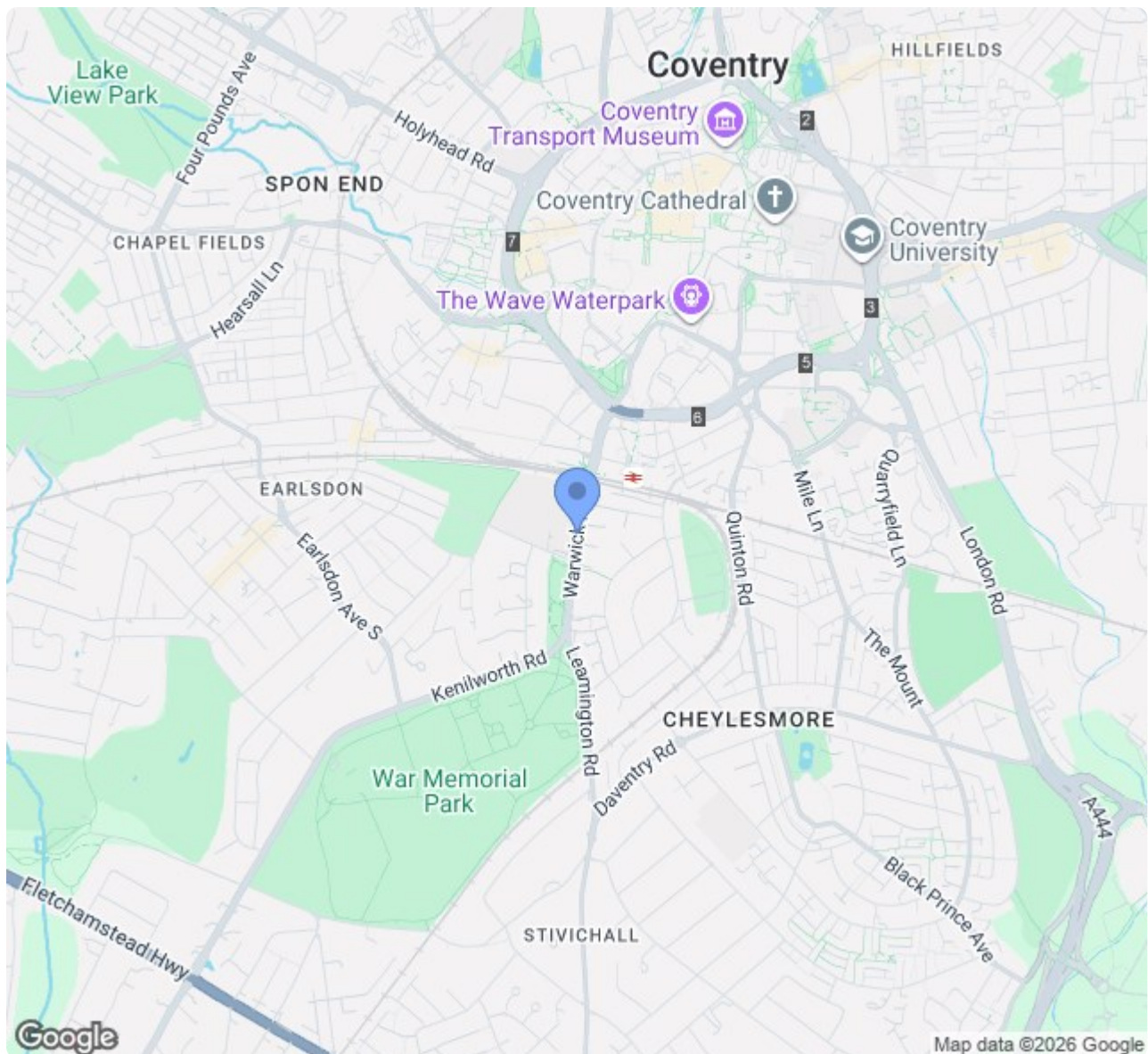
Council Tax

Band B

Deposit

A Security Deposit of £1150 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

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

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