



**ASSURED  
RESIDENTIAL**

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**29 Dawes Close, Stoke  
Coventry, CV2 4LL**

**£675 Per Month**

Conveniently situated - City Centre is 1.75 miles distant and University Hospital Coventry & Warwickshire is 2.40 miles away. This second floor apartment enjoys electric heating and UPVC double glazing. Being situated at the rear of the block the property has just been completely redecorated. There is a communal entrance and stairs to the top floor (no lift). The layout of the property includes L - shape hall with useful cupboard, open plan living/kitchen with electric cooker, washing machine & fridge, bedroom with wardrobe and bathroom with shower. Outside are communal gardens and parking. Dawes Close leads from Briton Road which in turn is situated a few minutes walk from the vibrant Ball Hill (Walsgrave Road) having shops, pubs, eateries etc. as well as being on a bus route. Offered on an unfurnished basis. AVAILABLE NOW.

### COMMUNAL GROUND FLOOR ENTRANCE

Main entrance door with lobby and staircase off to the upper floors, there is no lift. The property is situated on the second (top) floor.

### ENTRANCE HALL

With hardwood front entrance door, the hall is L-shaped having a useful double fronted store cupboard.

### LIVING/KITCHEN

12'3" max 9'3" min x 15'7" (3.75 max 2.82 min x 4.76)



This well proportioned open plan room has newly fitted vinyl flooring to the kitchen area, a range of wall and base units with inset single drainer stainless steel sink. There is a new electric cooker with ceramic hob, washing machine and fridge.

### OPEN PLAN LIVING AREA



Having newly fitted carpet, an electric panel heater to the wall and a UPVC framed double glazed window .

### BEDROOM

9'7" inc ward x 8'0" (2.93 inc ward x 2.46)



UPVC framed double glazed window, electric panel heater to the wall and open fronted double wardrobe.

### BATHROOM



With a panelled white bath, fully tiled around and having an electric shower over, wash basin with vanity cupboard and toilet. . Extractor fan, electric down flow heater and walk in store cupboard housing the hot water tank with electric immersion heater. Grey vinyl flooring.

### OUTSIDE

### PARKING

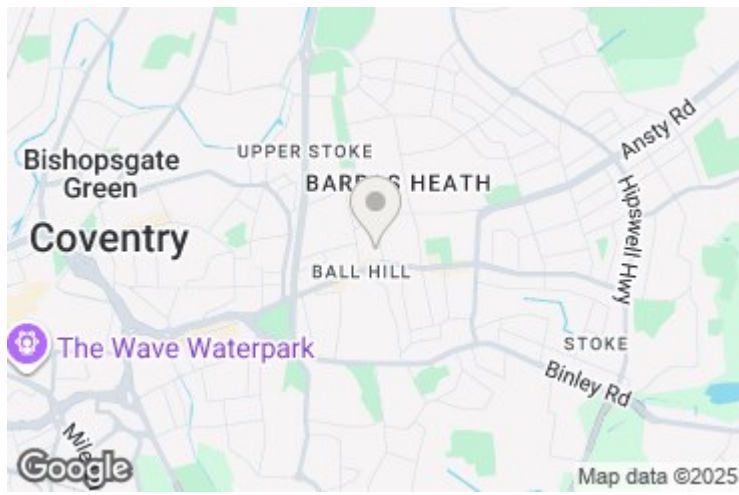
Unallocated car park to the front of the building

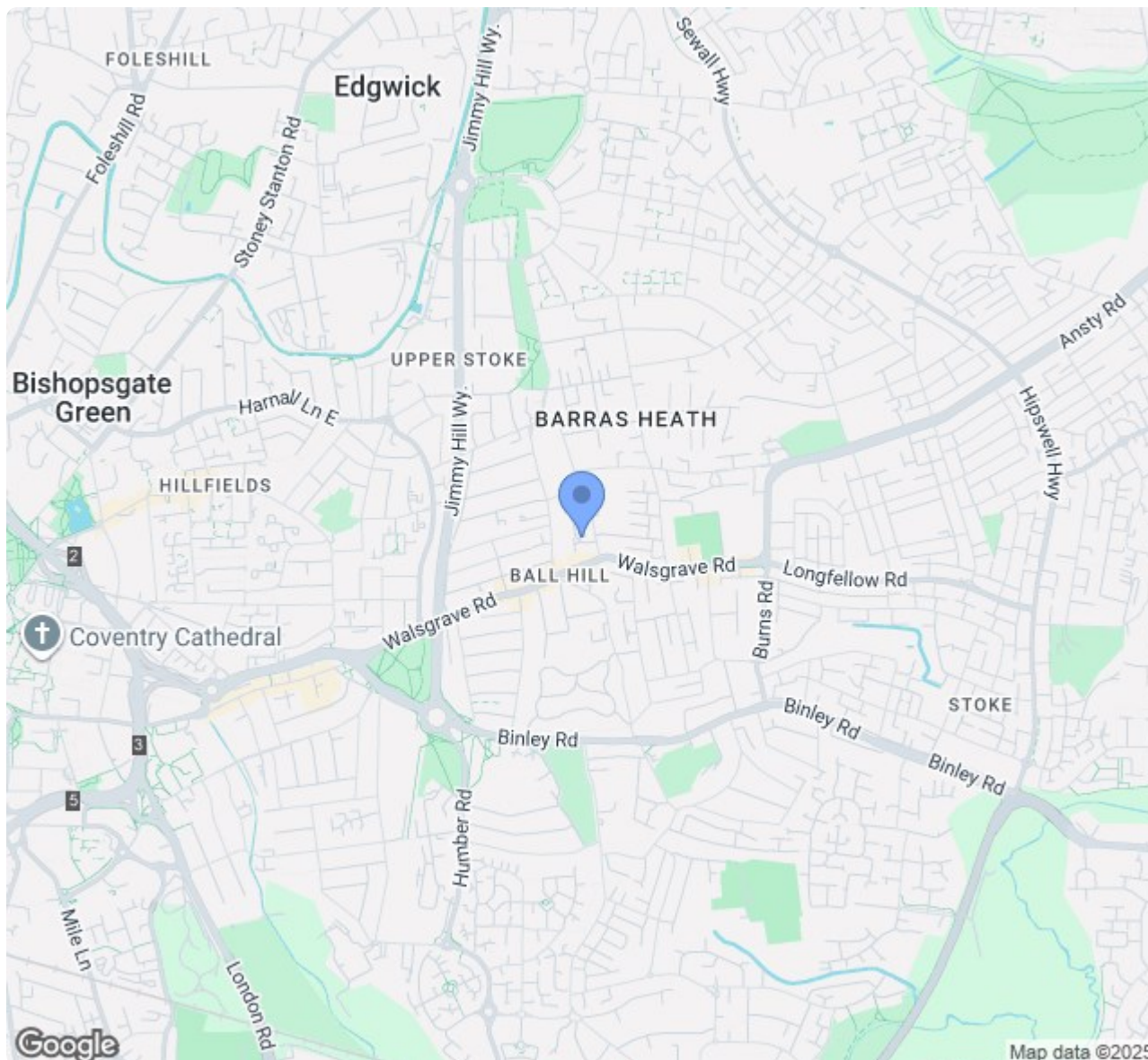
### COUNCIL TAX

Band A.

### DEPOSIT

A Security Deposit of £775 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</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.