



**ASSURED  
RESIDENTIAL**

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**9 Victoria Court  
Coventry, CV5 6QL**

**£995 Per Month**

A truly outstanding and superbly appointed one bedroom apartment conversion in a period property with some aspects dating back to 1889. Located in one of the most sought after and prestigious situations in Earlsdon the accommodation is designed, co-ordinated and furnished to the very highest standard. There are high ceilings, plaster coving and ceiling roses and the bay window to the lounge and bedroom present a light, airy and spacious feel. There is a well fitted dining kitchen, bathroom with mixer shower, gas fired central heating, video door entry and an intruder alarm. Offered on a notably well furnished basis. AVAILABLE DECEMBER.



### TO THE FRONT

The property has a leafy outlook and allocated parking for one car to the front.

### HALLWAY

17'9" x 7'2" max (5.41 x 2.18 max)

With plaster coving, two modern light fittings and panelled doors leading off to all of the rooms. There is a built in cupboard and a video door entry system.

### LOUNGE

13'8" x 18'3" in to bay (4.17 x 5.56 in to bay)



A spacious lounge with a three facet bay window, coving around and a plaster ceiling rose. Furnished with an eye for co-ordination and textures there is a suedette suite and scatter cushions which tie in with the the tastefully dressed windows.

### KITCHEN

11'3" x 13'8" (3.43 x 4.17)



With downlighters to the ceiling, wood strip effect vinyl flooring and a comprehensive range of maple fitted units, integral appliances and a stainless steel gas hob and stainless high level oven.

### BEDROOM

14'4" x 13'5" in to bay (4.37 x 4.09 in to bay)



With a bay window and window to the adjacent elevation the room has a light and airy feel. The curtains and box pelmets co-ordinate with the bedding and other fabrics.

### THE FITTED WARDROBES



There is a range of fitted wardrobes with over cupboards and a matching dressing table and drawers

### BATHROOM

6'3" x 6'3" (1.91 x 1.91)



The bathroom is fitted to a high standard, being fully tiled with mat tiles and fitted with white Ideal Standard pedestal basin, close coupled WC, bidet and a steel bath with mixer shower over. There is a heated towel rail and ceramic tiles to the floor.

### THE COMMUNAL GARDEN

An attractive, well maintained and mature rear communal garden

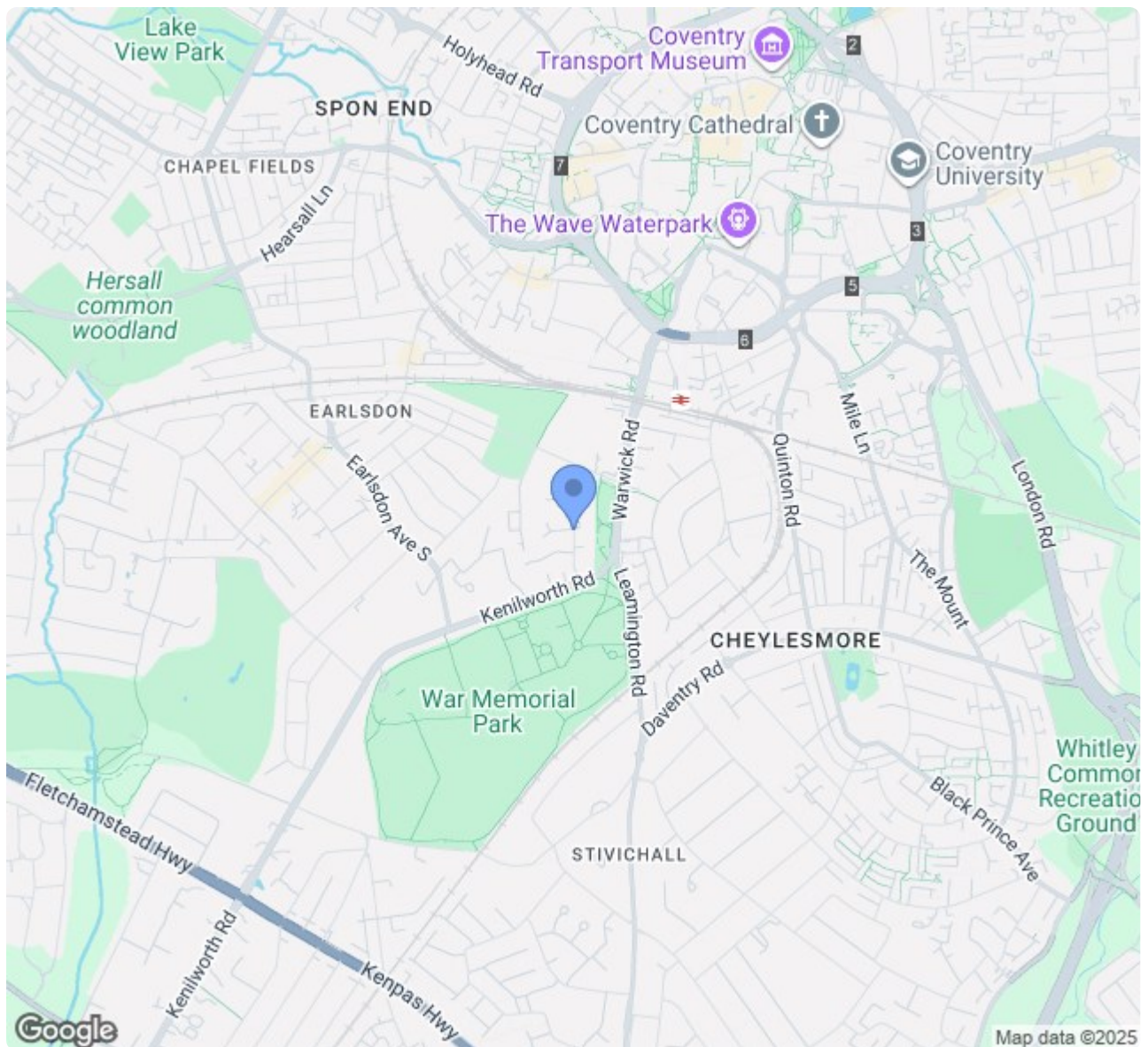
### COUNCIL TAX

Band C

### DEPOSIT

A Security Deposit of £1148.00 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>78</b>	<b>80</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.