



**Melbourne Road**  
**Coventry , CV5 6JP**  
**£600 Per Calendar Month**



## THE ROOM

This double bedroom benefits from a brand new ensuite shower room. The room has been fully furnished with; double ottoman storage bed and orthopaedic mattress, fitted wardrobe with drawers, desk and chair, and shoe storage cupboard. The room also benefits from a brand new carpet.

## THE PROPERTY

There is a large open plan communal kitchen / diner and a communal lounge benefitting from a TV for shared use.

The kitchen benefits from; a washing machine, tumble dryer, over and hob, fridge freezers and cupboard space.

Included within the rent is monthly clean of the communal areas and regular gardening maintenance.

The property is gas centrally heated, with a fully serviced and certified gas boiler; couple with double glazed windows, providing a quiet, warm and comfortable home. There is also a smoke / fire detection system throughout.

## LOCATION

This property is situated in a prime location, close to Coventry City Centre and Coventry Train Station; offering good links to London Euston, Birmingham International, Birmingham New Street and other parts of the West Midlands. The location is in Earlsdon, one of the most sought after areas of Coventry.

Earlsdon offers an array of shops, bars, restaurants, and also a supermarket which can all be found on Earlsdon Street; and Coventry City Centre is also within walking distance. Within close proximity is Coventry's beautiful War Memorial Park - a large, green space.

Whether a working professional or a University Student, this location is perfect! Coventry University is approximately a 15-minute walk through the City Centre.

The University of Warwick is easily accessible using local public transport links, the train station is within a 15 minute walk and so is the City Centre.

## VIEWING ARRANGEMENTS

Viewings can be arrange at short notice! Contact our office to arrange a viewing slot with a member of our friendly team.

## ALL INCLUSIVE OF BILLS

The rental price is all inclusive of bills; including utility bills and unlimited high-speed broadband.

Please note that as part of the contract there is a fair usage policy on utility bills.

Council Tax is also included as part of the rent for this property.

