



**Arden Street  
Coventry , CV5 6FD  
£925 PCM**



## THE PROPERTY

Two-bedroom first floor maisonette. Recently decorated throughout with new carpets to bedrooms and lounge.

The property benefits from a small lawned garden area at the rear of the property. There is currently no parking restrictions for the on-street parking outside the property.

Landlord is happy to provide either a washing machine or fridge-freezer.

## LOCATION

Earlsdon is one of the most sought after areas of Coventry. It is popular with both working professionals and students; good schools also attract families to the area.

Local boutique shops, restaurants, banks and supermarkets can 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.

Earlsdon tends to be popular among both Coventry University and the University of Warwick students. Coventry University is approximately a 20-minute walk through the City Centre. The University of Warwick is easily accessible using local public transport links or by cycling - for the more energetic!

## BILLS

Tenants will be responsible for the payment of all utility bills - including electric, gas and water. Council tax bills are also the responsibility of the tenants; please note full time students are able to get exemption from paying council tax.

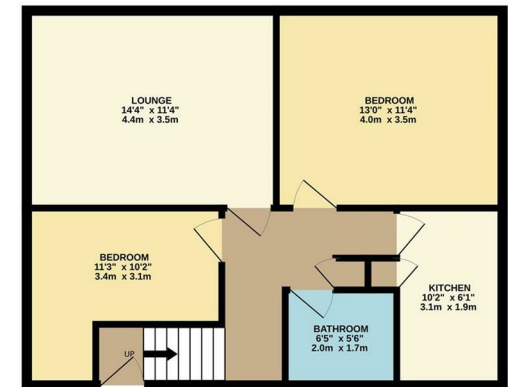
Council Tax is payable to Coventry City Council and is Band A. EPC rating D.

## FURTHER INFORMATION

Viewings strictly by appointment only.

The tenancy for this property will be managed direct with the Landlord.

FIRST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



2 BEDROOM FIRST FLOOR MAISONETTE  
TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the information provided, the measurements of each individual room and the overall floor area are approximate and do not constitute a contract. The plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The services, fixtures and appliances shown here are not intended to be guaranteed. All is for information only and should not be relied upon.

