



**Earlsdon Avenue South
Coventry , CV5 6DR
£585 PCM**



SUMMARY

NO AGENCY FEES *AVAILABLE NOW* Large double bedroom with ENSUITE shower room located in central EARLSDON. Professionals or Post Graduate Students Only. Utility bills and broadband included.

THE ROOM

The bedroom is located on the first floor of the property and has high ceilings giving a spacious, airy feel to the room.

The room is fully furnished with a double bed, bedside drawers, wardrobe and fridge. There is the added benefit of an ensuite shower room.

THE PROPERTY

The property has been recently renovated to a good standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen, which is also situated on the first floor.

The communal kitchen benefits from; oven, hob, washing machine and ample freezer and cupboard space. Personal fridges are provided in each bedroom.

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

The rental price is including utility bills and high-speed broadband.

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

COUNCIL TAX is not included in the price of the rent and will be the tenants responsibility. Full time students are exempt from paying Council Tax with a Student Status certificate. Council Tax charges would be approximately £84.00 PCM (including a 25% discount for single occupancy)

