



**Media Hub 2 Junction Street  
Coventry, CV1 3TT**

**£775 Per Month**

A nicely presented purpose built one bedroom second floor apartment over commercial premises situated in "The Butts" area within Coventry City Centre. The property has a shared entrance off Junction Street with stairs to the second floor (no lift). There is a small entrance hall, open plan living/kitchenette with twin hob, microwave and small fridge/freezer, bedroom and modern shower room. The flat has been redecorated, is double glazed and has electric heating which is INCLUDED in the rent along with electricity, WIFI and water charges. There is a separately located washing machine shared with one other resident. Being located in the City Centre, there are a number of bars and clubs operating in the vicinity along with numerous cafes, restaurants and amenities. Offered on an UNFURNISHED basis and AVAILABLE NOW.

The property is accessed from Junction Street via a gated yard and communal entrance door with intercom and is on the second floor.

### Entrance Hall

With intercom door entry system

### Living/Kitchenette

10'9" x 11'10" (3.29 x 3.62)



Redecorated and having hardwood flooring with an open plan kitchenette comprising twin hob, microwave/grill and small fridge/freezer. Double glazed window and Gabarron electric radiator. Note there is a washing machine stored separately for shared use with one other resident.

### Bedroom

7'10" x 9'6" (2.4 x 2.9)



Redecorated and having hardwood flooring, double glazed window and Gabarron electric radiator.

### Shower Room

5'2" x 4'10" (1.58 x 1.48)



Having tiled floor, tiled/panelled walls, enclosed shower cubicle with electric shower, small basin/vanity unit and toilet. Heated chrome towel rail.

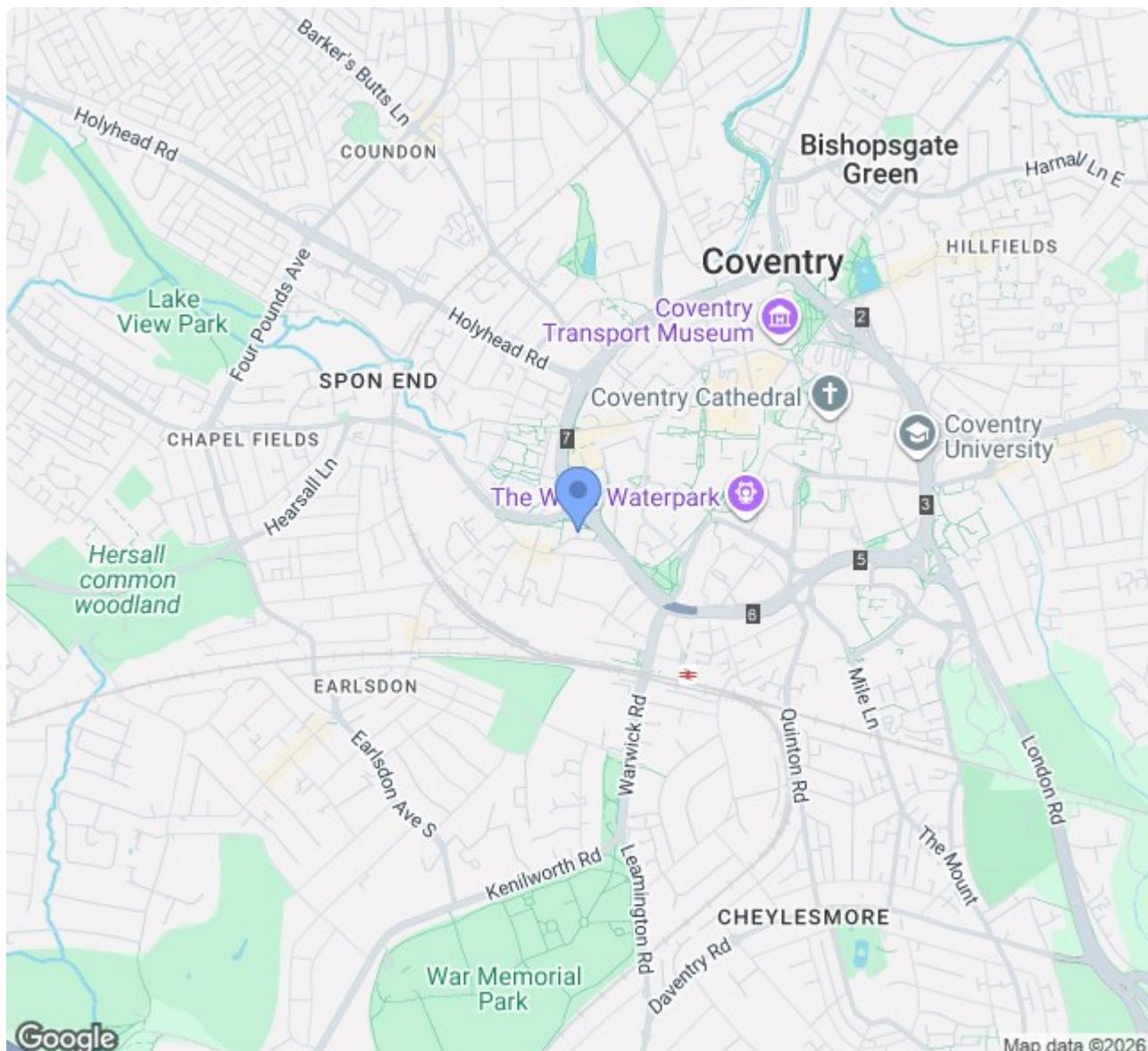
### Council Tax

Band A

### Deposit

A Security Deposit of £890 in addition to the first month's rent will be payable prior to the start of the tenancy.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.