



Lapwing Place
Coventry , CV4 8NE
£2,500 Per Calendar Month



THE PROPERTY

The property is a well-presented, modern build town house with modern fixtures and fittings. The property is spread over three floors.

The ground floor consists of; modern fitted kitchen, large living area, and cloakroom with WC.

The kitchen benefits from; an electric oven, gas hob, washing machine, tumble dryer, fridge-freezer and cupboard space.

The living area is fully furnished with sofa's, dining table and chairs. The living area opens up onto an enclosed lawned garden - ideal for summer evenings & BBQ's.

The first floor consists of; three bedrooms and a contemporary bathroom. The bedrooms are fully furnished with modern bedroom furniture, including; bed, mattress, wardrobe, study desk and chair.

On the second floor is the largest of the double bedroom which benefits from an ensuite shower room.

The property has a full serviced and certified boiler for efficient hot water and central heating system. There is also a smoke alarm system throughout the property.

LOCATION

The property is located on a popular modern build residential area off Prior Deram Walk in Canley.

The University of Warwick campus is within walking distance (approximately 10-minutes). There are good bus links available into Coventry City Centre as well as convenient access to the A45 for links to Birmingham.

The property is situated close to local shops and a convenience store. Larger supermarkets (Sainsbury's, Tesco & Aldi) are all situated within 1-mile of the property.

BILLS

Bills are not included in the rental price and would be the responsibility of the tenants. Students are exempt from Council Tax payments with appropriate Student Status Certificates.

FURTHER INFORMATION

Viewings are strictly by appointment only. Same day and short notice viewings may be available. Please contact our office to arrange.

EPC - B

Council Tax - D

