



**Abercorn Road  
Coventry , West Midlands CV5 8EF  
£715 PCM**

## THE ROOM

Room 4 is a stylish, modern room featuring convenient kitchenette facilities, designed for comfortable everyday living. Located on the second floor and part of a shared property, it offers a high-quality living environment with contemporary finishes and shared spaces maintained to a premium standard.

## THE PROPERTY

The property has been recently refurbished to an exceptionally high standard with modern fixtures and fittings. All tenants have the shared use of a modern fitted kitchen diner and lounge area with wall-mounted flat screen TV.

The communal kitchen benefits from; an integrated oven and hob, dishwasher, two fridge-freezer and ample cupboard space. There is also a washing machine and tumble dryer so you can complete your laundry at no additional charge.

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

## THE LOCATION

The property is located in Chapelfields on the outskirts of Earlsdon, close to Hearsall Common. It is considered a good area of Coventry and 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 Hearsall Common and a little bit further is Coventry's War Memorial Park - a beautiful green space.

The location tends to be popular among both working professionals and students, particularly studying at University of Warwick. The University of Warwick is easily accessible using local public transport links (from Hearsall Common) or by cycling - for the more energetic!

## BILLS

Bills are included in the rental price. Please note that there is a fair usage policy in place.

Energy Efficiency Rating C. Council Tax Band is B.

## VIEWINGS

Viewings are strictly by appointment only and will be accompanied by a member of our team. Short notice viewings may be possible. Please get in touch with our team.

## FURTHER INFORMATION

In order to rent this property referencing and credit checks will be completed. Applicants will be required to meet with our standard affordability criteria.

The tenant must have an annual income of 2.5 times the annual rent for the property (e.g. £715 x 12 x 2.5 = £21,450). If the tenant does not have an annual income meeting with this criteria then they will require a UK based guarantor earning 3 times the annual rent for the property. (e.g. £715 x 12 x 3 = £25,740).

