



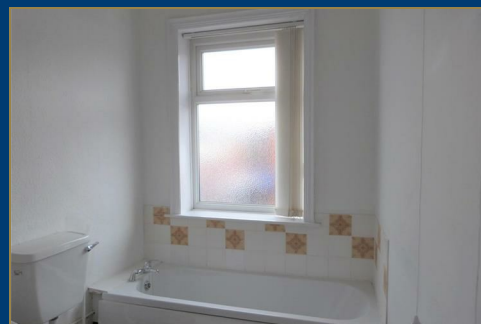
**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

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**239a Walsgrave Road
Coventry, CV2 4HH**

£625 Per Month

A generously sized purpose built flat over shop premises situated in the heart of the Ball Hill shopping area with plenty of local amenities and good access to the City Centre and Coventry University. The property has been redecorated throughout. The accommodation comprises kitchen/diner, living room with a large bay window, double bedroom and bathroom. Double glazed throughout and has electric heating. Offered on an **UNFURNISHED** basis and **AVAILABLE NOW**.

The property is accessed via a locked pedestrian gate into an alley to the side of the shop and up a metal staircase and across a walkway to the rear entrance door.

Kitchen/Diner

8'11" (widest point) x 15'5" (2.72m (widest point) x 4.70m)



Having a half glazed uPVC entrance door to the rear, fitted units with a single drainer stainless steel sink and independent electric water heater over. Vinyl flooring. uPVC framed double glazed window to the rear and a new Creda TSRE Electronic Storage Heater which is fully controllable and has been developed in response to new Lot 20 energy regulations.

Hallway

"L" shaped offering useful space, an airing cupboard with a timed hot water storage tank and having a uPVC framed double glazed window to the side.

Living Room

11'9" to chimney breast x 13'11" (3.58m to chimney breast x 4.24m)



A good sized, redecorated, light room having a large uPVC framed double glazed bay window to the front with vertical blinds, and a Creda TSRE Electronic Storage Heater which is fully controllable and has been developed in response to new Lot 20 energy regulations.

Bedroom

11'10" x 11'11" (3.61m x 3.63m)



A good sized, redecorated, light room having a large uPVC framed double glazed bay window to the side with vertical blinds, a further window to the rear and a new Creda TSRE Electronic Storage Heater which is fully controllable and has been developed in response to new Lot 20 energy regulations.

Bathroom



Having a white suite, electric down flow heater and uPVC framed double glazed window to the front. Vinyl flooring.

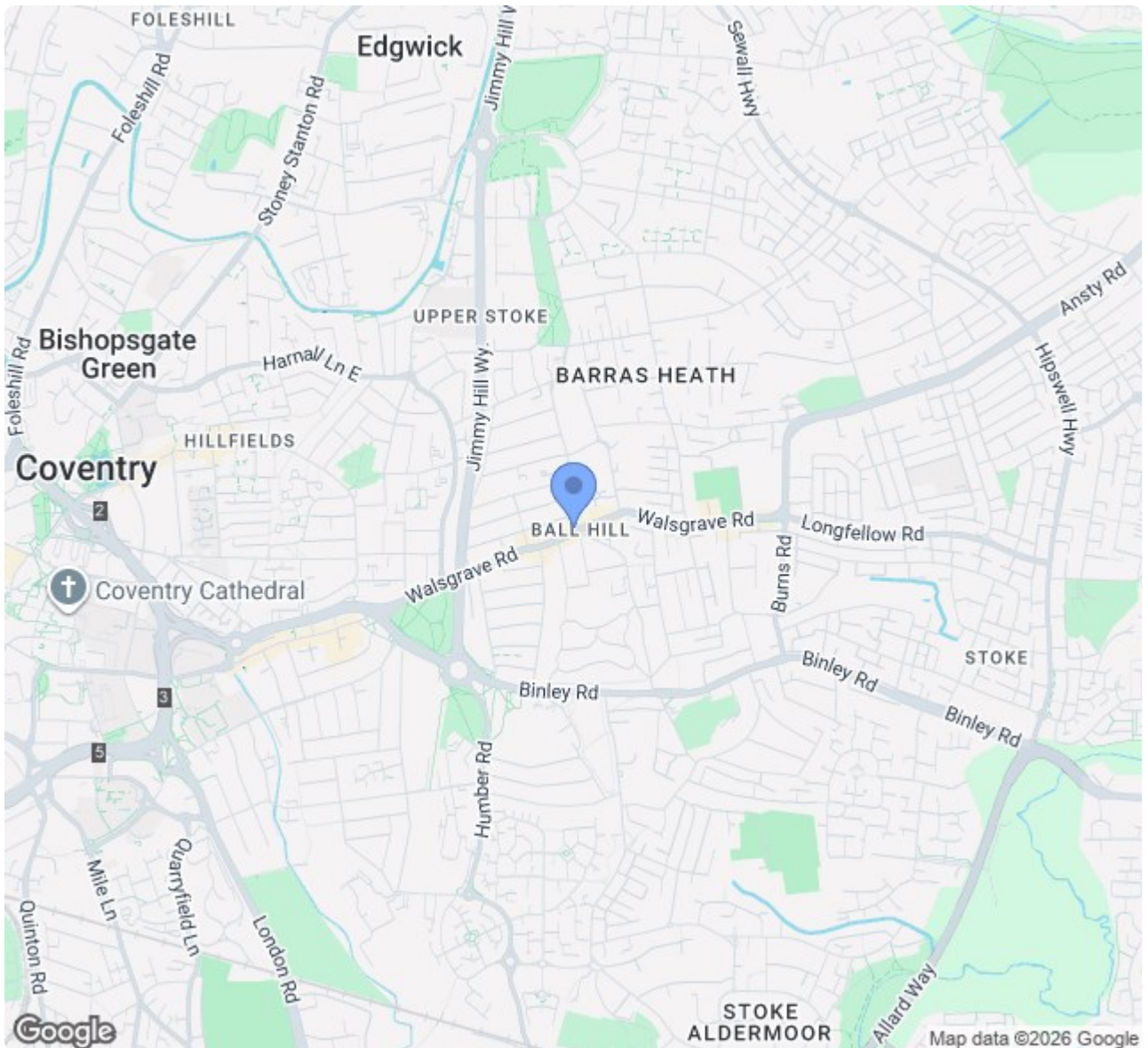
Council Tax

Band A

Deposit

A Security Deposit of £720 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.