



**DM&Co.**  
— SALES & LETTINGS —

The Annex, 1A -  
1C Gordon Street  
CV1 3ES

Special Offer: 50% off the first month's rent for tenants who move in before the second week of June. Terms apply. Fully Furnished Room Within A Large Modern Development! All Utilities & Fast Wi Fi Included, Available Now!



## DETAILS

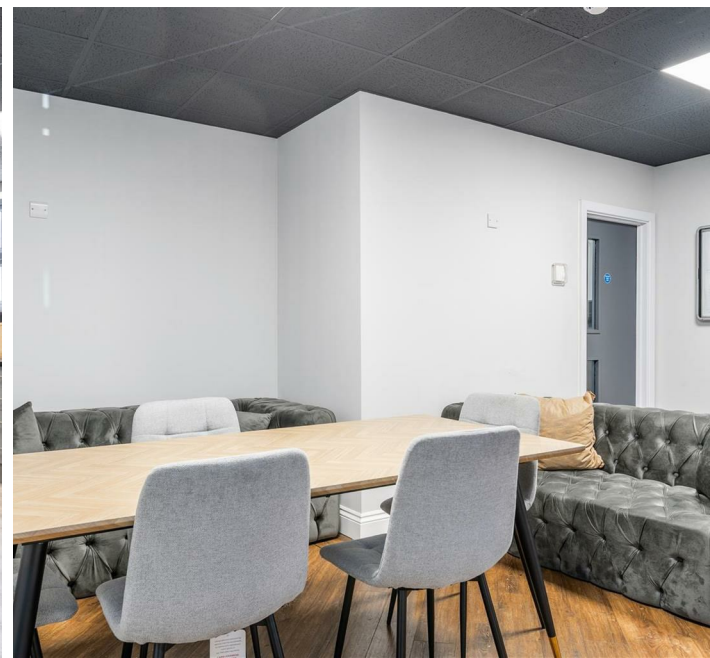
A spacious double bedroom with shared access to modern bathroom facilities, available within a large, well-maintained house share.

This impressive 27-bedroom property offers excellent communal facilities, including three fully equipped kitchens and a comfortable shared lounge, ideal for socialising and relaxing. The majority of rooms share access to modern bathroom facilities, with a selection benefiting from private en-suites.

The room comes fully furnished with a double bed, wardrobe, and additional storage, providing a practical and comfortable living space.

Ideally located within easy reach of the city centre and train station, this property is perfect for young professionals, students, and graduates alike.

All utilities are included in the rent, along with high-speed Wi-Fi for added convenience.



## OUTSIDE & LOCATION

Conveniently situated within easy reach of Coventry City Centre, the property offers a wide range of shops, restaurants, and leisure facilities right on your doorstep. Excellent transport links are also nearby, including Coventry Train Station, making it ideal for commuters and those needing quick access to surrounding areas.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 83%

Vodafone - 72%

3 - 64%

O2 - 75%

All Utility Bills Included.

Low Flood Risk

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## FEATURES

- Available Now – Bills Included
- Good Sized Rooms
- Large And Well-Maintained House Share
- Three Fully Equipped Communal Kitchens
- Comfortable Shared Lounge Area
- Fully Furnished With Bed, Wardrobe And Storage
- Modern Bathroom Facilities Throughout
- High-Speed Wi-Fi Included
- Holding Deposit - £94.00
- Security Deposit - £473.07


## VIEWING

Book a viewing with Sole Agents DM & Co.  
Premium by phone or email:

 0121 775 0101

 [lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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