18 The Willows, 11 Coney Lane, Longford, Coventry, CV6 6EF

Asking Price £875.00 p.c.m.



Modern Second Floor Two Bedroom Apartment
uPVC Double Glazed
Spacious Lounge
Fitted Kitchen & Bathroom
Main Bedroom with Ensuite Shower Room
Balcony with view Overlooking Canal
Unfurnished
Available Now

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Accommodation Comprising
Hardwood oak door with chrome fittings into:



Hall
Wall mounted storage heater. Fire alarm. Door entry System. Circuit board. Loft hatch.

Lounge
Wall mounted storage heater. Two chrome, five armed down lighters with frosted glass shades. uPVC double glazed door leading onto Balcony. uPVC double glazed window.



Kitchen
Fitted with ample wall and base units with work surfaces over. Tiled splashbacks. Electric Hob, chrome Stoves fan assisted electric cooker, cooker hood over. Integrated fridge/freezer. White automatic washing machine. Tiled floor. Storage cupboard housing Ariston boiler.

Bedroom 1
uPVC double glazed window. Small wall heater. Aerial point. Inbuilt wardrobe with beech doors and chrome fittings, white shelf and chrome clothes rail.



Ensuite
Fitted shower cubicle with shower, fully tiled. Low level wc and pedestal wash hand basin. Tiled splashbacks. Two spotlights to the ceiling. Glass soap dish and toilet roll holder fitted to the wall. Robus extractor fan. Tiled floor.

Bedroom 2
uPVC double glazed window. Wall mounted heater. Uplighter with chrome 3 armed white frosted glass shades.

Bathroom
Fitted suite comprising of panelled bath, low level wc and pedestal wash hand basin with chrome taps. Tiled splashbacks. TIled floor. Glass soap dish fitted to wall and chrome toilet roll holder. Robus extractor fan. Shaver light and shaving socket. Chrome towel rail. Two chrome spotlights to ceiling.



Exterior
Gardens
Communal gardens.

Parking
Allocated parking space.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) RIGHT TO RENT Intending tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in proceeding with the tenancy. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential tenants are advised to recheck the measurements before committing to any expense.

COUNCIL TAX BAND B £1956.96







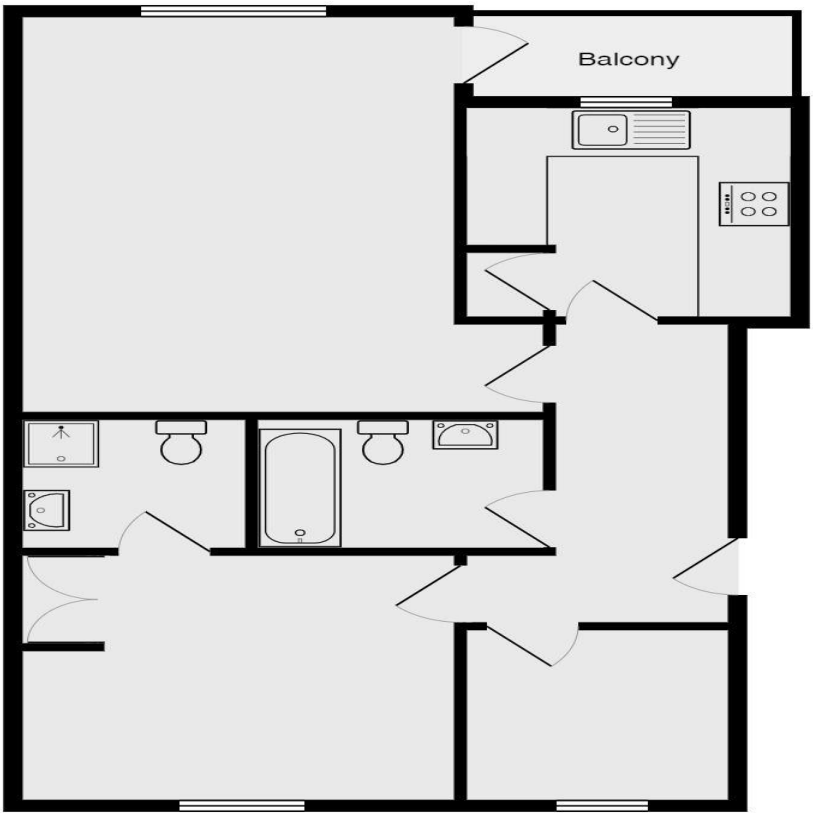


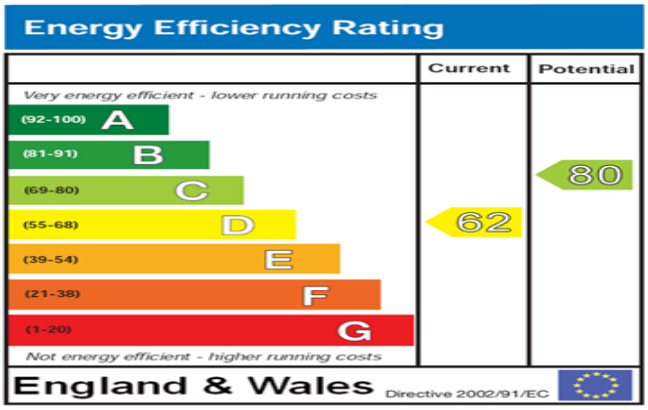
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.