



**ASSURED
RESIDENTIAL**

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Warwickshire, CV1 3JH

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3 Harlequin Court Coventry, CV3 4BF

£850 Per Month

A two bedroom ground floor apartment located in Whitley, to the southern residential suburbs of Coventry, with easy access to the A45 and associated motorway networks. There are all of the benefits of a modern home, with gas fired central heating, UPVC double glazing and pressed panelled internal doors. There is an attractive kitchen through an archway from the lounge, a bathroom with a mixer shower over the bath and wood laminate flooring or ceramic floor tiles throughout. Offered on an unfurnished basis. AVAILABLE MID SEPTEMBER.

COMMUNAL ENTRANCE

The property is accessed via a communal hallway with the added security of a telephone door entry system.

'S' SHAPED HALL

With wood laminate flooring and a built in storage cupboard.

LOUNGE

14'2" max x 13'2" max (4.32 max x 4.01 max)



An appealing lounge with a bayed window area, wood laminate flooring and an archway leading off to the kitchen.

KITCHEN

8'7" max x 7'10" max (2.62 max x 2.39 max)



Attractively fitted with beech effect units, contrasting dark charcoal colour worktops and ceramic floor tiles and a stainless steel gas cooker, stainless steel built under electric oven and including a washing machine and a fridge freezer.

BEDROOM ONE

8'4" max x 13'2" max (2.54 max x 4.01 max)



BEDROOM TWO

7'6" x 8'3" (2.29 x 2.51)



BATHROOM

8'7" x 5'1" (2.62 x 1.55)



Fitted with a white suite with a chrome mixer shower over the bath and with charcoal colour ceramic floor tiles.

ALLOCATED PARKING

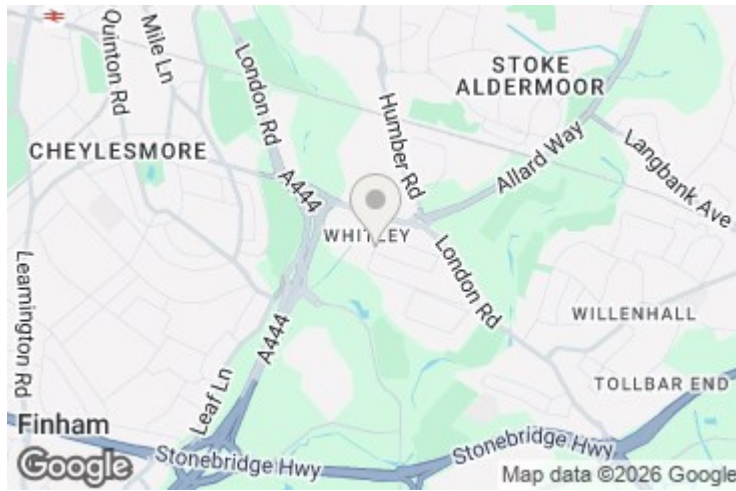
There is allocated parking for one car.

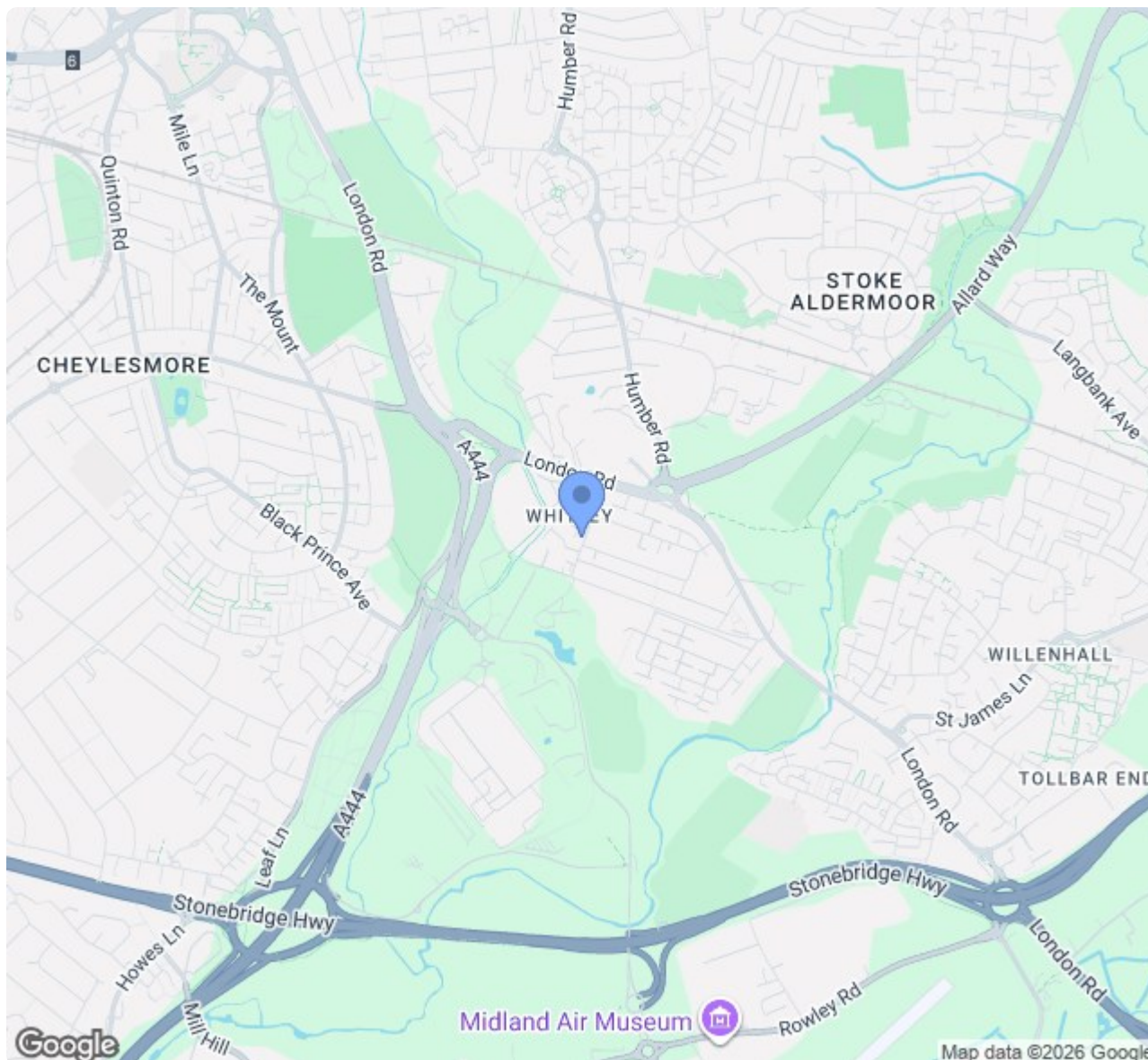
COUNCIL TAX

Band A

Deposit

A Security Deposit of £980.00 will be payable in addition to the first month's rent 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	80	80
(55-68) D		
(39-54) E		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.