



2 Bedroom Flat

located on Crathie Close, Coventry
Per Calendar Month £785 Per
Calendar Month

 UP Estates



AVAILABLE IMMEDIATELY | GROUND FLOOR
APARTMENT | TWO BEDROOMS | GREAT
LOCATION

Situated in a highly convenient location within walking distance of UHCW, this two bedroom ground floor apartment is offered to rent. The property benefits from excellent transport links with easy access to Ansty Road, the M6 and A45, along with a range of local amenities nearby.

The accommodation comprises a spacious kitchen, a large living room and two well proportioned bedrooms, providing comfortable living space. A shower room completes the layout.

£785 Per Calendar Month

- AVAILABLE IMMEDIATELY
- TWO BEDROOM
GROUND FLOOR
APARTMENT
- SPACIOUS LIVING ROOM
- WELL PROPORTIONED
KITCHEN
- TWO GOOD SIZED
BEDROOMS
- WALKING DISTANCE TO
UHCW
- EASY ACCESS TO M6, A45
& ANSTY ROAD



RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')



Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement



Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate
 Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices
 Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.



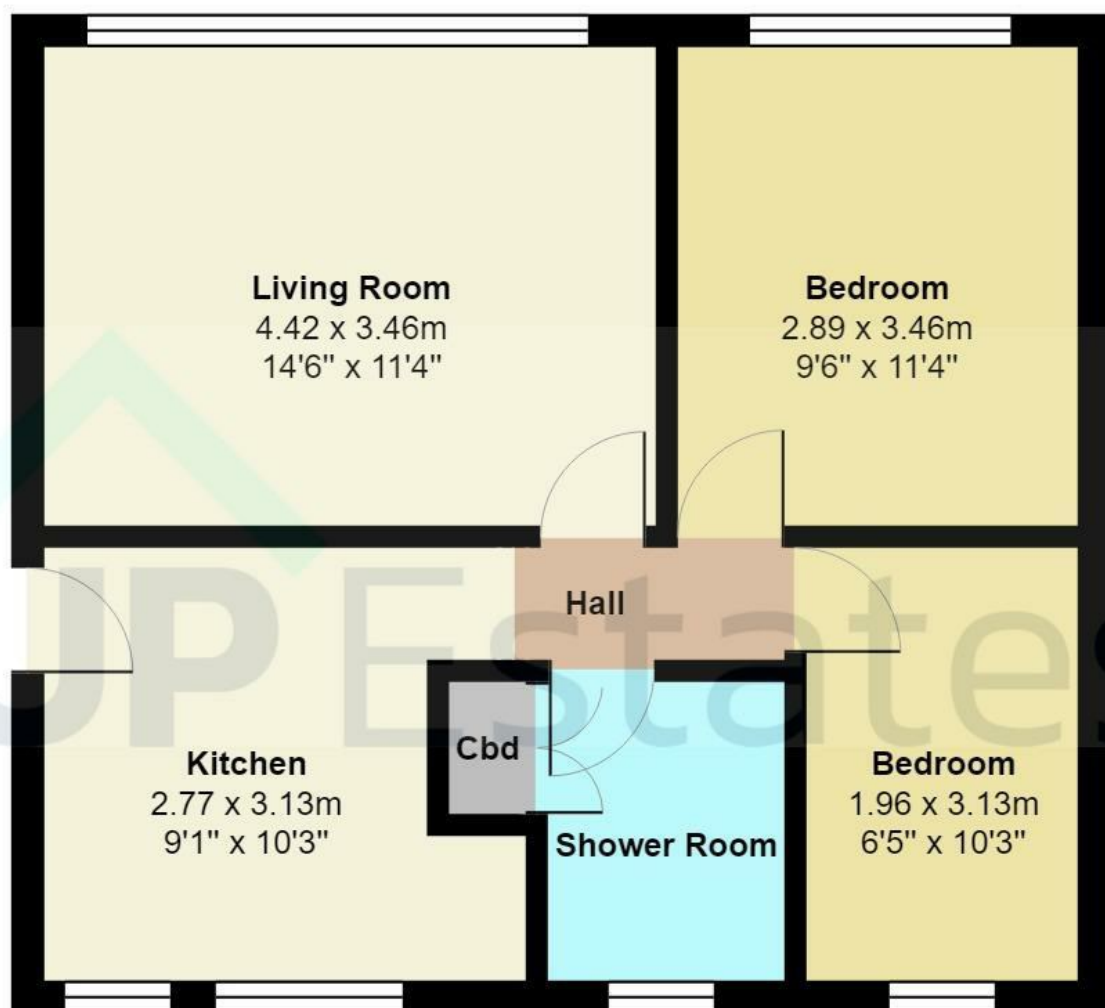
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



Rent is to be paid on the rent due date as agreed in the tenancy agreement. The Tenant is required to give at least two months' notice in writing to end this tenancy, with such notice needing to be given on the first or last day of the tenancy. It is the tenant's responsibility to insure any personal possessions.



Crathie Close, Coventry



Total Area: 50.4 m² ... 543 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates