



**Clarendon Street
Coventry , CV5 6FA
£1,250 PCM**



SUMMARY

Homemaker Properties are delighted to offer this fantastic, fully furnished apartment in the heart of Earlsdon. There are two double bedrooms and a third small single bedroom suitable for occasional use. The property is HMO licensed for 4 people so is able to accommodate unrelated sharers. Would suit two couples sharing. Landlord is happy to accept applications from families as well.

OPEN PLAN LIVING

The property benefits from an open plan kitchen, dining and lounge area; recently renovated to a high standard with modern fixtures and fittings.

The room benefits from; an integral oven and hob, washing machine / tumble dryer, ample fridge, freezer and cupboard space. There is also a modern dining table, chairs and leather effect sofa.

The property has a full serviced and certified combi-boiler for efficient hot water and central heating system. There is also a regularly maintained fire alarm system throughout the property.

BEDROOM 1

Bedroom 1 has an ensuite bathroom located on the ground floor of the property and benefits from modern furniture; including a double bed, wardrobe, chest of drawers, bedside table and study desk.

BEDROOM 2

Bedroom 2 is a double bedroom located on the first floor of the property. The room is fully furnished with; double bed, wardrobe, chest of drawers, bedside table and study desk.

BEDROOM 3

Bedroom 3 is located on the first floor and is a small single room with high-rise bed and study desk. Perfect for visiting guests or as a study area.

BATHROOM / SHOWER FACILITIES

The property has an ensuite bathroom attached to the bedroom on the ground floor. A shower room on the first floor and a further WC on the ground floor. All fitted with modern fixtures. More than adequate facilities for sharing students or professionals!

THE LOCATION

Earlsdon is one of the most sought after areas of Coventry. It is popular with both working professionals and students; good schools also attract families to the area.

Local boutique shops, restaurants, banks and supermarkets can be found on Earlsdon Street; and Coventry City Centre is also within walking distance. Within close proximity is Coventry's beautiful War Memorial Park - a large, green space.

Earlsdon tends to be popular among both Coventry University and the University of Warwick students. Coventry University is approximately a 20-minute walk through the City Centre. The University of Warwick is easily accessible using local public transport links or by cycling - for the more energetic!

UTILITY & COUNCIL TAX BILLS

Bills are not included in the monthly rent. Utility and Council Tax bills will be the responsibility of the tenants.

Note: Full-time students are exempt from paying Council Tax, on provision of the relevant documents to Coventry City Council.

Council Tax Band B. EPC Rating C.

