JULIE PHILPOT
RESIDENTIAL

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FLAT 1, ELMWOOD COURT, ST NICHOLAS STREET, COVENTRY, CV1 4BS

£975 PCM UNFURNISHED







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AVAILABLE IMMEDIATELY – TWO BEDROOM GROUND FLOOR APARTMENT WITH GARAGE

A recently modernised and well-presented two bedroom ground floor apartment, conveniently located within walking distance of Coventry City Centre, local amenities and excellent transport links.

Offered unfurnished and available immediately, the property benefits from gas central heating and comprises an entrance hallway, a good-sized living/dining room, fitted kitchen, two bedrooms and a modern bathroom with shower. Externally, the property benefits from a garage situated within a nearby block, together with attractive communal gardens and outside communal drying areas. There is also the added convenience of a communal drying room located on the first-floor landing in the apartment block.

Ideally positioned for access to Coventry City Centre and the surrounding road and transport network, this modernised apartment would make an excellent home for professionals, couples or a small family.

COMMUNAL ENTRANCE

PERSONAL DOOR TO APARTMENT

ENTRANCE HALL

With smoke alarm, radiator, two storage cupboards, one housing hot water cylinder with shelving.

LIVING/DINING ROOM
13' 4" x 12' 7" (4.06m x 3.84m)
With double glazed window, radiator and tv point.

FITTED KITCHEN
10' 3" x 7' 7" (3.12m x 2.31m)
Fitted with a range of modern white kitchen units with contrasting formed work surfaces over comprising base, drawer and wall mounted cupboards. Inset single drainer sink, integrated four ring hob with extractor hood over and under counter oven beneath. Matching cupboard housing 'Worcester' gas fired central heating boiler, complementary splashback tiling and double glazed window to front. Tall fridge/freezer and washing machine available if required.

BEDROOM ONE
13' 4" x 10' (4.06m x 3.05m)
With double glazed window and radiator.

BEDROOM TWO
13' 2" x 8' 1" (4.01m x 2.46m)
With double glazed window and radiator.

BATHROOM
7' 9" x 5' 5" (2.36m x 1.65m)
Having a modern white suite comprising panelled bath, low level w.c., and pedestal wash hand basin with mirror and shelf over. Walk in shower enclosure with mains fed shower, chrome heated towel rail, extractor fan, part tiled walls and obscure double glazed window.

COMMUNAL FACILITIES
There is a first floor communal drying room located in the block together with outside communal drying lines, bin stores and communal grounds.

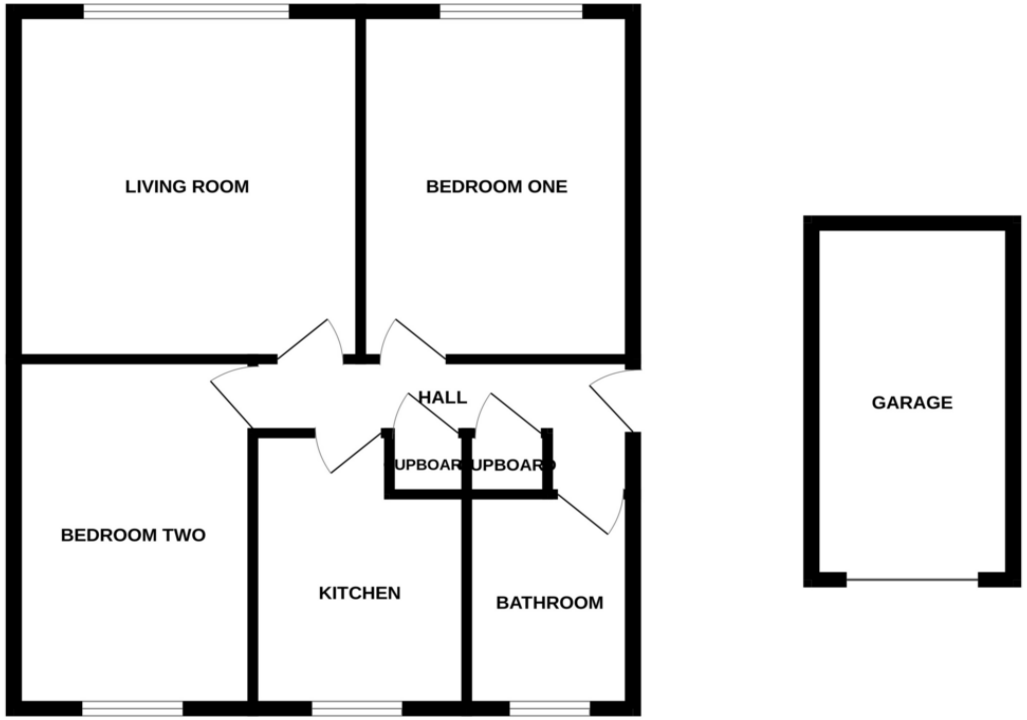
GARAGE IN SEPARATE BLOCK
With 'up and over' door.



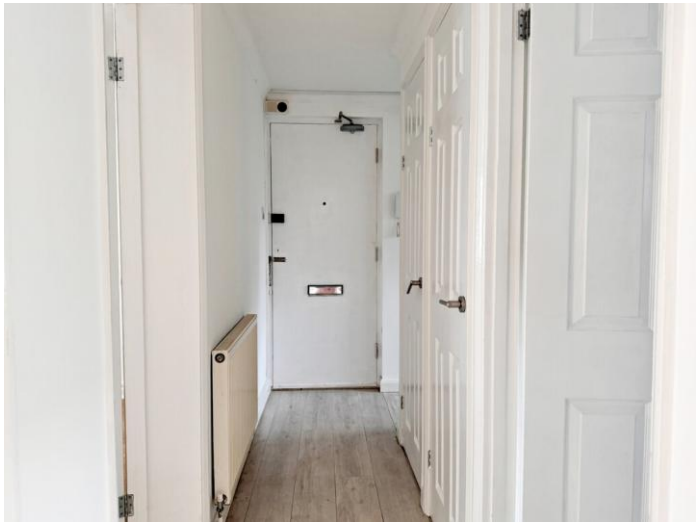




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Ground Floor Apartment
- Two Bedrooms
- Available Immediately, Unfurnished
- Garage In Block
- Modern Kitchen
- Bathroom With Shower
- Gas Central Heating, Double Glazing
- Close To City Centre
- Council Tax Band A, EPC Rating C

Tenant Fees

Holding Deposit	One week's rent (example £1,000 pcm x 12 divided by 52) **£225.00**
Security Deposit	Five weeks rent equalling **£1,125.00**
	A full list of our Landlord and Tenant Fees is available to download at www.juliephilpot.co.uk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements.