



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

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**15 Calverly Court,
Coventry, CV3 1NG**

£775 Per Month

An allocated basement parking space is included with this well-proportioned contemporary third (top) floor one-bedroom apartment situated in the recently developed New Stoke Village area to the South-east of Coventry City centre. The property comprises communal entrance with staircase to the upper floors (no lift). The layout includes hall, good sized bedroom, bathroom with shower over bath, a spacious open plan living room with kitchen area. Benefiting from UPVC double glazing and gas fired central heating. Offered on an unfurnished basis. AVAILABLE NOW.

COMMUNAL ENTRANCE

Access to the apartment is via a security door and stairs to the upper floors (there is no lift). External intercom.

L-SHAPE HALL

Having a wall mounted door entry phone, single panel radiator and an airing/boiler cupboard off.

OPEN PLAN LOUNGE/KITCHEN

9'10" x 24'0" (3.00 x 7.32)



Having double glazed windows to the rear overlooking a sports field. Two single panel radiators and being open plan to the kitchen.

KITCHEN AREA



Having single panel radiator, stainless steel single drainer sink, range of matching maple effect base and wall cupboards with contrasting work tops. Nest of drawers. Inset stainless steel gas hob and electric oven below. Space for white goods, not provided. Vinyl flooring.

BEDROOM

9'3" x 13'2" (2.84 x 4.03)



Having double glazed window and single panel radiator.

BATHROOM



Having ceiling mounted extractor fan, single panel radiator and modern white suite with a chrome mixer shower and shower screen over the bath. Vinyl flooring.

PARKING



One allocated space in the gated ground floor car park with limited Visitor parking spaces in the outside area.

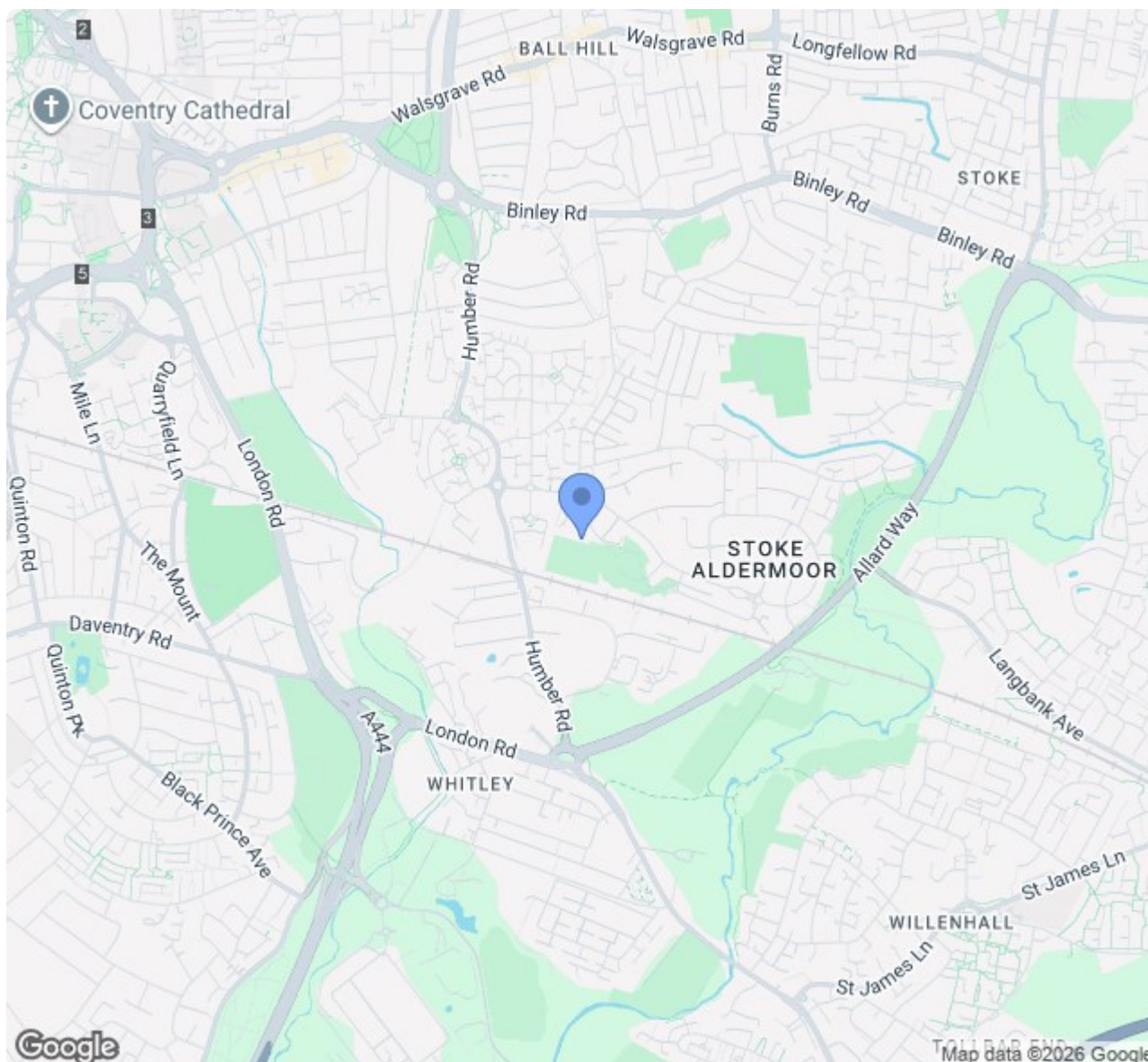
COUNCIL TAX

Band A.

DEPOSIT

A Security Deposit of £890 in addition to the first month's rent will be payable 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	79	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 	

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