



**Gerard Avenue**  
**Coventry , CV4 8FZ**  
**£1,550 PCM**





## THE PROPERTY

The property consists of four bedrooms; three double and one single bedroom and is neutrally decorated throughout, and furnished with modern furniture.

There is a modern fitted kitchen and separate lounge as well as a first floor bathroom and ground floor toilet.

The kitchen benefits from; an integral oven and hob, washing machine and ample fridge, freezer and cupboard space.

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

## LOCATION

The property is located in Canley within walking distance to the University of Warwick. Canley tends to be popular amongst students attending University of Warwick who want to be near to campus or working at the University or Westwood Business Park.

Within close proximity to the property is Canon Park Shopping Centre providing a Tesco and Aldi Supermarket as well as cafe's and other retail shops.

The area is serviced by good bus links into Coventry City Centre and the A45 is a short drive away.

## FURTHER INFORMATION

Bills are not included and it is the responsibility of the tenants to make their own arrangements.

EPC Rating E.

Council Tax Band B. Note that students are exempt from paying Council Tax with the provision of a full time student status certificate.

