JULIE PHILPOT
RESIDENTIAL

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# STUDIO 10, 82-86 LONDON ROAD, COVENTRY, CV1 2JT

£700 PCM FURNISHED









## STUDIO 10, 82-86 LONDON ROAD, COVENTRY, CV1 2JT

Offering convenient, low-maintenance living, this well-presented, self-contained studio apartment occupies a first-floor position in a central location, within easy reach of Coventry City Centre, Coventry University, local amenities and regular bus services.

With excellent access to Whitley Business Park and Jaguar Land Rover, the property is ideally suited to both students and working professionals

The accommodation offers a good sized open-plan living and sleeping area incorporating a fitted kitchen area, together with a modern en-suite shower room.

Offered fully furnished and ready for immediate occupation, the monthly rent is inclusive of all utility bills.  Council Tax is payable where applicable for working professionals. (Band A).

Residents have access to on-site laundry facilities, with off-road parking available by separate arrangement, if required.

### COMMUNAL ENTRANCE

### FIRST FLOOR

### STUDIO 10
Entrance door to:

### ENTRANCE HALL
With useful cloaks/wardrobe cupboard with shelving.

### LIVING/BEDROOM AREA
Includes small double bed with mattress, beside table, chest of drawers, counter top electric oven, desk, chair, wall mounted television, electric heating.

## KITCHEN AREA
Range of cupboard and drawers units, inset sink unit, under counter fridge with freezer compartment, two burner electric hob with extractor hood over, microwave oven, kettle and toaster.

## EN-SUITE SHOWER ROOM
With walk in shower cubicle, wash hand basin with mirror over and low level w/c.  Electric heated towel rail and extractor fan.

## OUTSIDE

## COMMUNAL SEATING AREA
Private garden area for residents located to the side of the building.

## COMMUNAL LAUNDRY
On-site laundry facilities with washing machines and tumble dryers provided for the exclusive use of residents, with usage included within the rent.

## CAR PARKING
Secure gated off-road parking available to the rear for the exclusive use of residents.

## TENANTS FEES
Holding Deposit
One week's rent (example £700 pcm x 12 divided by 52 - £161.54)

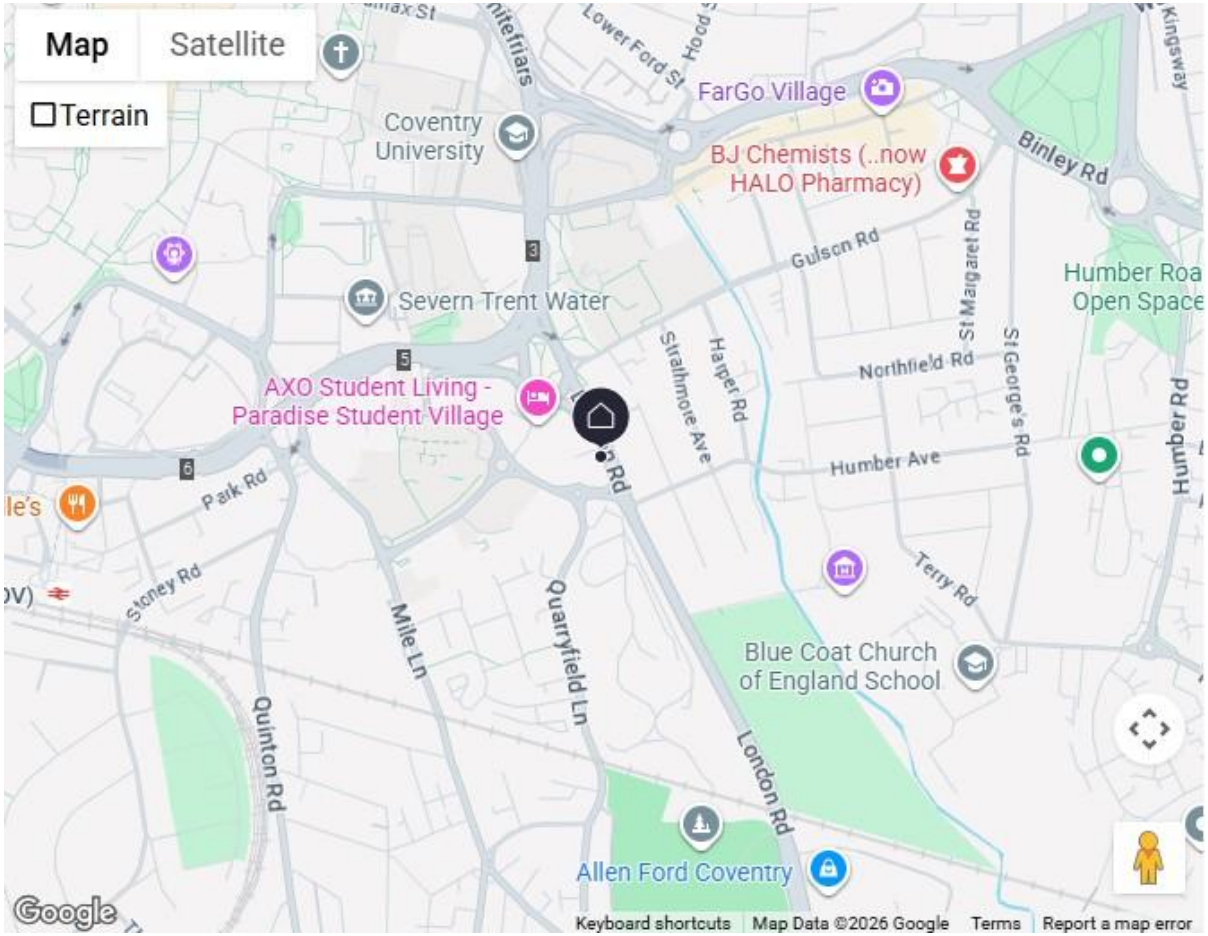
Security Deposit
Five weeks rent equalling £807.69

A full list of our Landlord and Tenant Fees are available to download at juliephilpot.co.uk.












- Well-Presented First-Floor Studio Apartment
- Fully Furnished & Available Immediately
- Open-Plan Living/Sleeping Area
- Kitchen Area & Modern En-Suite Shower Room
- Convenient Location for Coventry University, City Centre & JLR
- On-Site Laundry Facilities and Off-Road Parking
- Utility Bills Included (excluding Council Tax for working professionals)
- Council Tax Band A, EPC Rating D

Tenant Fees

| | |
|---|---|
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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.