

JULIE PHILPOT

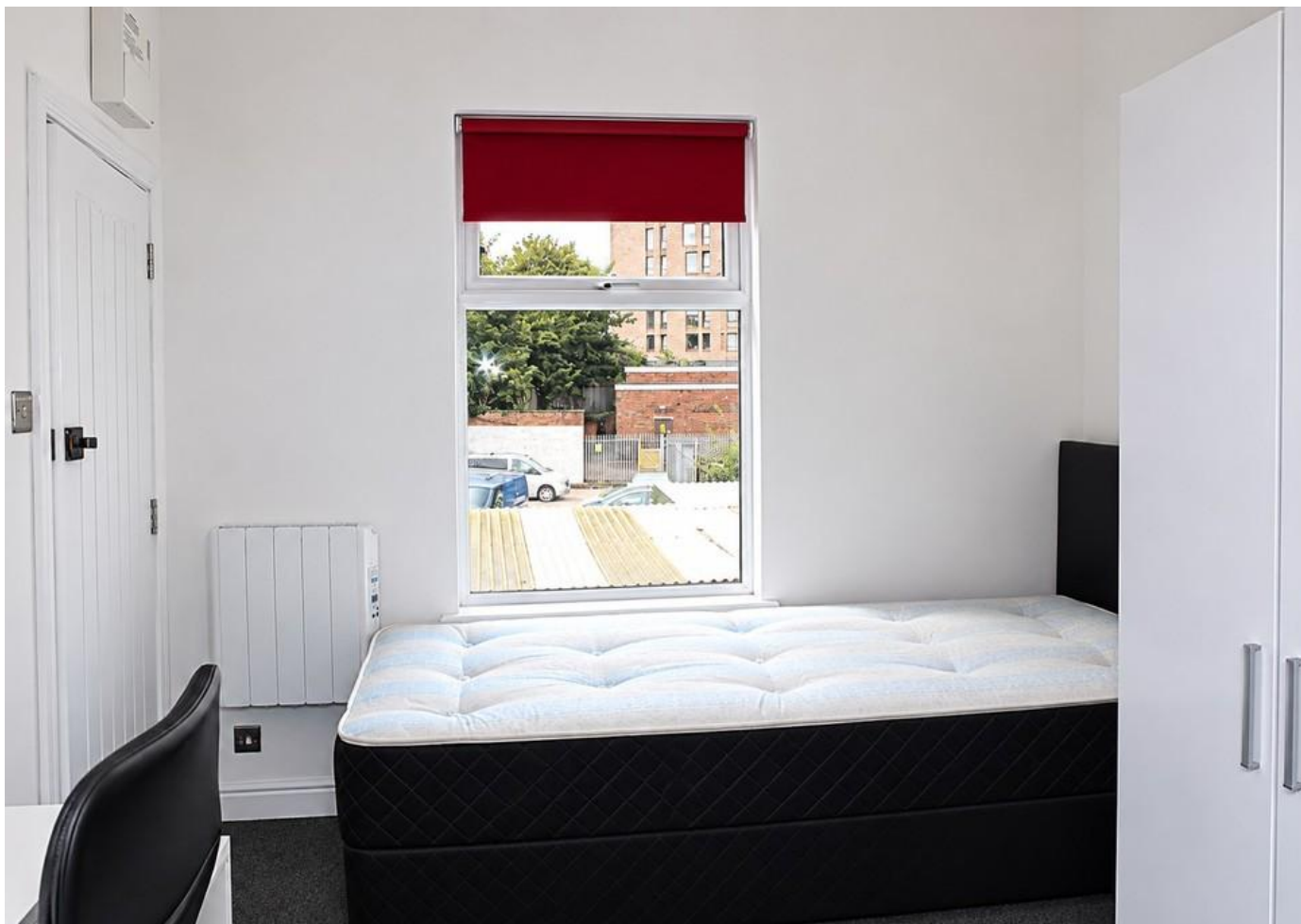
RESIDENTIAL

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FLAT 7, 82-86 LONDON ROAD, COVENTRY, CV1 2JT

£650 PCM FURNISHED



**FLAT 7, 82/89 LONDON ROAD,
COVENTRY, CV1 2JT**

Available Immediately – Furnished First Floor Studio Apartment with Bills Included (Single Occupancy Only)

A well-presented, self-contained first floor studio apartment, ideally situated within easy reach of Coventry University, Coventry City Centre, local amenities and excellent bus routes. The property is also conveniently located for Whitley Business Park and Jaguar Land Rover, making it an ideal choice for both students and working professionals. The accommodation comprises a spacious open-plan living/sleeping area with a fitted kitchen and a modern en-suite shower room.

The apartment is offered furnished and is available immediately.

The rent includes all utility bills, excluding Council Tax (payable by working professionals only).

Residents also benefit from on-site laundry facilities, with secure gated off-road parking available by separate arrangement if required.



COMMUNAL ENTRANCE

With staircase to first floor.

STUDIO NUMBER 7

LIVING/BEDROOM AREA

Includes single bed with mattress, desk, chair, wall mounted television, electric heating.

FITTED 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, kettle and toaster.

EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin and low level w/c. Electric heated towel rail and extractor fan.

OUTSIDE

COMMUNAL OUTDOOR SEATING AREA

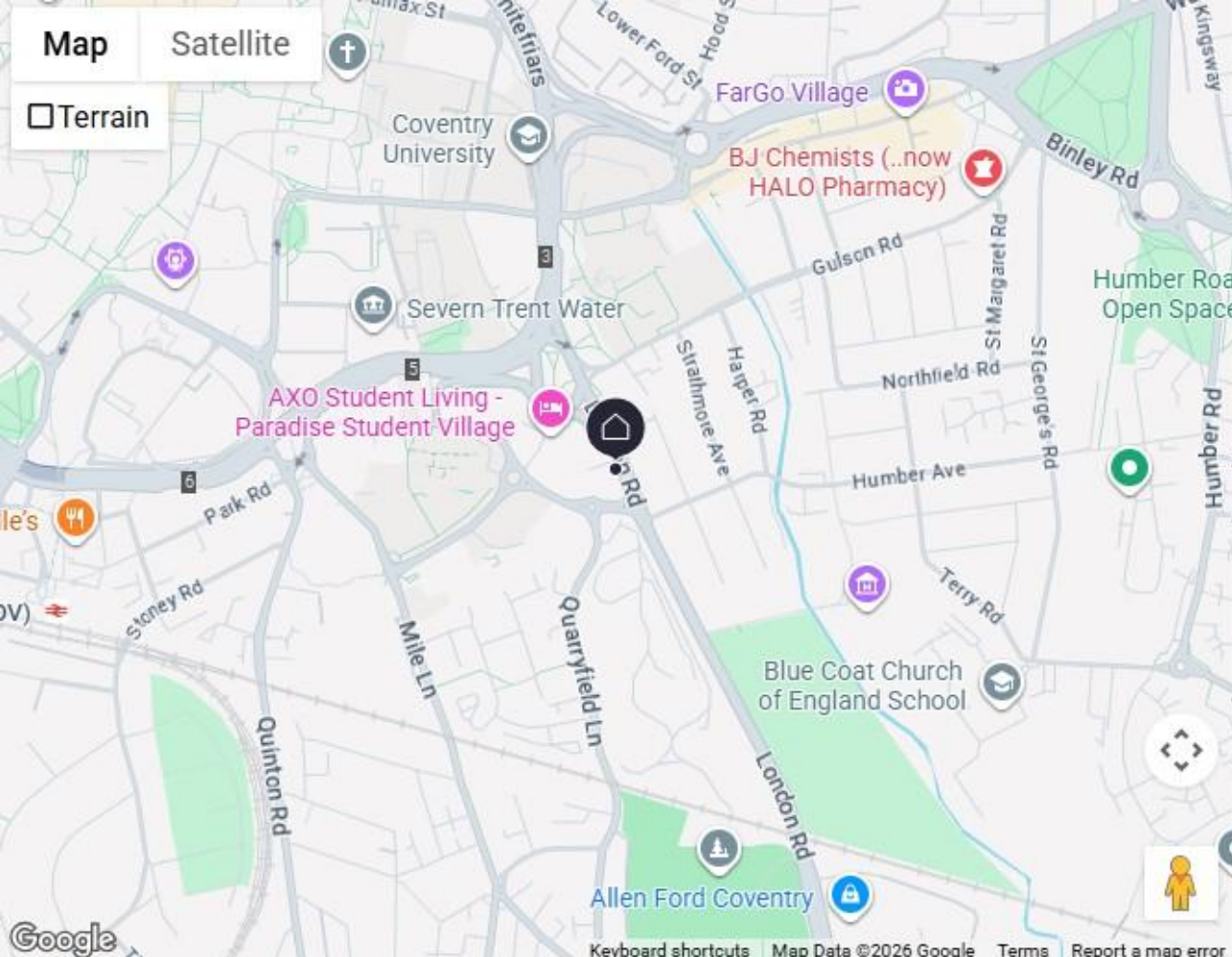
COMMUNAL LAUNDRY FACILITIES

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.





- Furnished First Floor Studio Apartment
- Available Immediately
- Open-Plan Living/Sleeping Area With Fitted Kitchen
- Modern En-Suite Shower Room
- On-Site Laundry Facilities, Gated Parking Available
- Convenient Location Close to University and City Centre
- Utility Bills Included (excluding Council Tax for working professionals)



Tenant Fees

Holding Deposit One week's rent (example £650 pcm x 12 divided by 52 = **£150.00**)

Security Deposit Five weeks rent equalling **£750.00**

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.