



**Clarendon Street
Coventry , CV5 6FA
£1,250 PCM**



OPEN PLAN LIVING

The property benefits from an open plan kitchen, dining and lounge area; recently renovated to a good standard with modern fixtures and fittings.

The room benefits from; an integral oven and hob, washing machine / tumble dryer, ample fridge, freezer and cupboard space. There is also a modern dining table, chairs and leather effect sofa.

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

THE BEDROOMS

The property has two double bedroom, one of which has an en-suite shower room. Both with fresh, modern decoration and fully furnished with modern bedroom furniture including; a bed, wardrobe, chest of drawers, bedside table and study desk.

BATHROOM / SHOWER FACILITIES

The property has an ensuite shower attached to one of the bedrooms. There is also a further shower room. Both fitted with modern fixtures. More than adequate facilities for sharing students or professionals!

LOCATION

Earlsdon is one of the most sought after areas of Coventry. It is popular with both working professionals and students; good schools also attract families to the area.

Local boutique shops, restaurants, banks and supermarkets can be found on Earlsdon Street; and Coventry City Centre is also within walking distance. Within close proximity is Coventry's beautiful War Memorial Park - a large, green space.

Earlsdon tends to be popular among both Coventry

University and the University of Warwick students. Coventry University is approximately a 20-minute walk through the City Centre. The University of Warwick is easily accessible using local public transport links or by cycling - for the more energetic!

UTILITY BILLS & COUNCIL TAX

Tenants will be responsible for the payment of all utility bills - including electric, gas and water. Council tax bills are also the responsibility of the tenants; please note full time students are able to get exemption from paying council tax.

