ASSURED RESIDENTIAL

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# 7a Aldermoor Lane
# Coventry, CV3 1BS

## £825 Per Month

A spacious and light first floor self-contained flat with off-street parking to the frontage. The accommodation comprises ground floor entrance hall with stairs off to a landing, modernised kitchen with appliances, a good-sized living room, two bedrooms and a shower room. The property is fully double glazed and has electric heating. Offered on an UNFURNISED basis and available MID-JANUARY.

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## GROUND FLOOR ENTRANCE HALL
The flat has its own entrance door into a hallway with storage space and stairs up to the first floor landing with airing cupboard.

## LIVING ROOM
11'0" x 12'4" (3.36 x 3.78)



With a large uPVc framed double glazed window to the front, carpet and electric panel heater.

## MAIN BEDROOM
12'5" x 10'11" (3.8 x 3.34)



With a uPVc framed double glazed window to the rear, carpet and electric panel heater.

## BEDROOM TWO
7'0" x 9'4" (2.14 x 2.86)



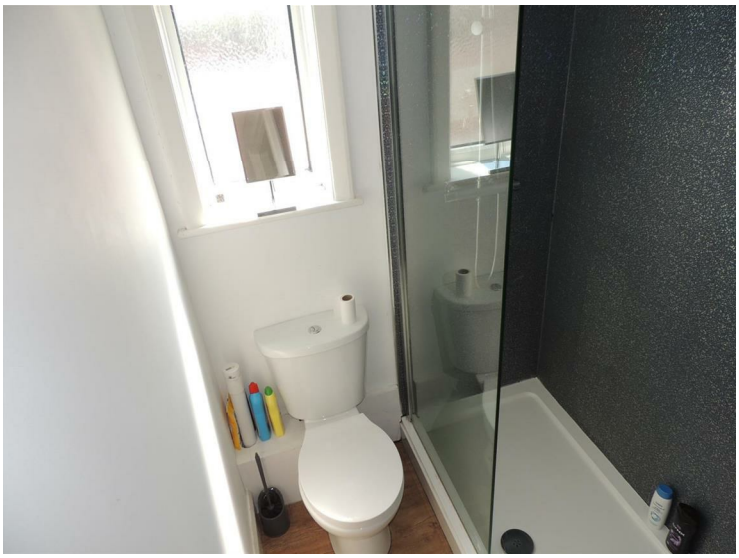
With a uPVc framed double glazed window to the front, carpet and electric panel heater.

## KITCHEN
4'9" x 8'10" (1.45 x 2.7)



Modernised with a range of grey units, inset ceramic hob with canopy hood over, built-in electric oven and coming with a freestanding fridge/freezer and washing machine. Vinyl flooring.

## SHOWER ROOM
7'8" x 4'7" (2.36 x 1.42)



Having a walk-in shower tray with glass screen and thermostatic "rainfall" shower, toilet and corner basin, vinyl flooring and electrically heated towel rail

## PARKING
One allocated space on the frontage to the building

## COUNCIL TAX
Band A

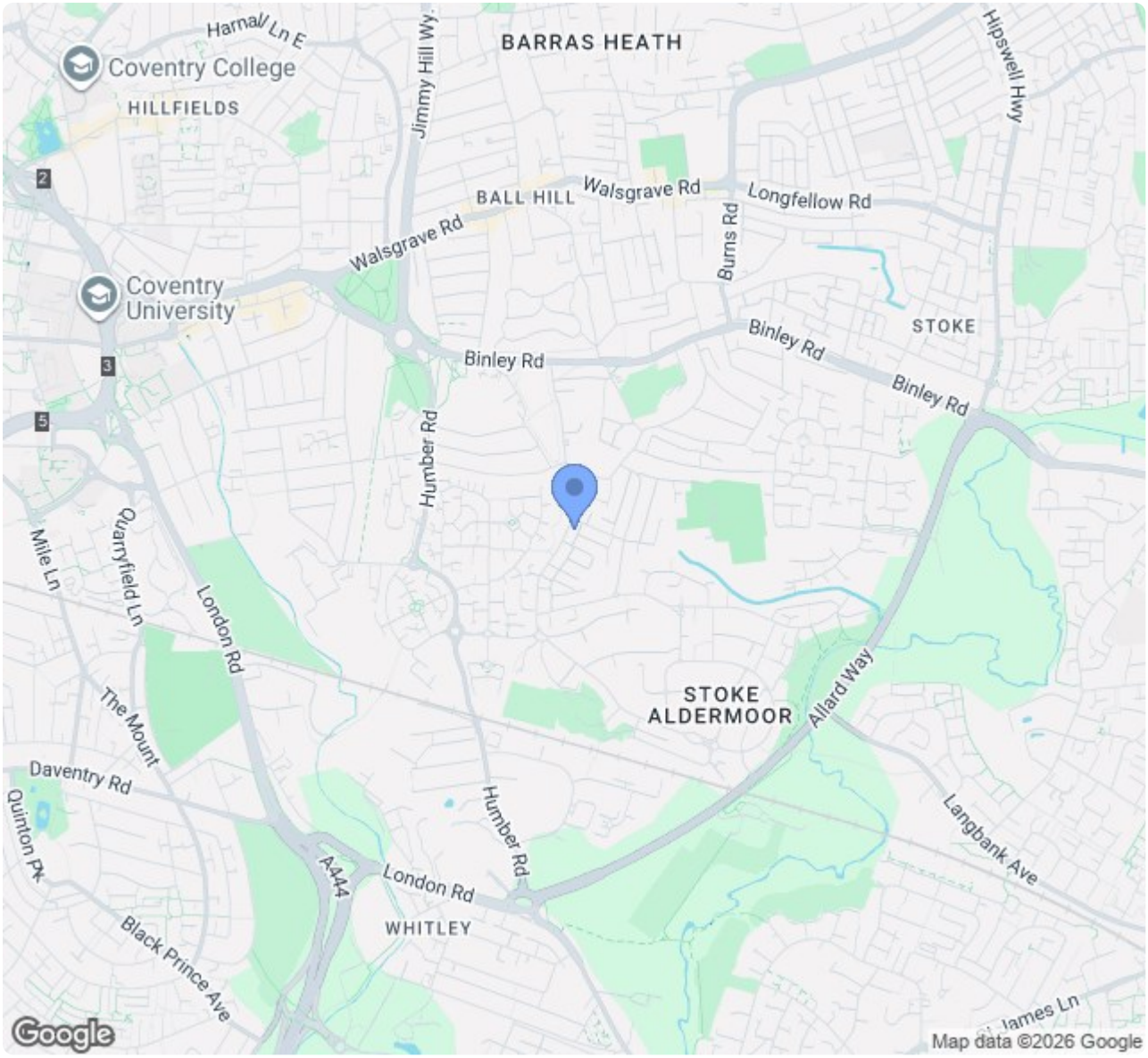
## WATER CHARGES
A contribution of £25 per calendar month will be payable in addition to the rent towards the Landlord's water charges for the whole building as the flat is not separately rated. The total payable inclusive of water charges will therefore be £850 per calendar month, this will be reviewed from April 2027.

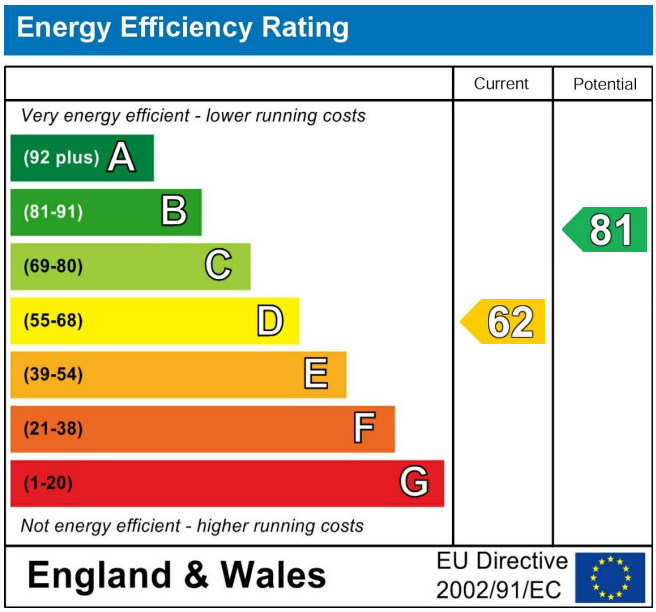
## ELECTRICITY
Electricity is supplied by way of a sub-meter provided by Metro-Prepaid and cannot be transferred to another supplier. Search Metro Prepaid UK for further information . The current cost is 35p/KWH including standing charges, which is variable.

There is no gas supply

## DEPOSIT
A Security Deposit of £950 in addition to the first month's rent will be payable prior to the start of the tenancy.






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.