



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
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**28 Garrick Close
Coventry, CV5 7NQ**

£850 Per Month

Refurbished and redecorated and having new hardwood flooring, this purpose built first floor flat is situated in a quiet, well maintained estate off Hockley Lane in Eastern Green on the western outskirts of Coventry. The property offers good access to the A45 and wider motorway network whilst also being close to the Countryside. The accommodation comprises entrance hall, kitchen with modern white high gloss units and appliances, a good sized living/dining room, two bedrooms and bathroom with shower. The property is double glazed throughout and has gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.

The property is situated on the first floor of a block of six flats with communal entrance doors to the front and rear.

Entrance Hall

With all rooms leading off and having fitted carpet, a store cupboard, and a central heating radiator.

Kitchen

8'2" x 12'0" (2.49m x 3.66m)



Having a range of white high gloss units with an inset bowl and a half stainless steel sink, built in ceramic electric hob and electric oven and freestanding fridge/freezer and washing machine. There is a full width uPVC framed double glazed window to the rear with vertical blinds, a central heating radiator and vinyl flooring.

Living Room

10'4" x 17'4" (3.15m x 5.28m)



Having a full width uPVC framed double glazed window to the rear, a central heating radiator and newly fitted laminate flooring.

Main Bedroom

10'4" x 15'4" (3.15m x 4.67m)



Having a full width uPVC framed double glazed window to the front, a central heating radiator and newly fitted laminate flooring. Airing cupboard housing a new combi-boiler.

Second Bedroom

8'4" x 7'0" (2.54m x 2.13m)



Having a full width uPVC framed double glazed window to the front, a central heating radiator and newly fitted laminate flooring. Built in wardrobe.

Bathroom

Comprising a white bath with electric shower over, toilet and newly fitted basin/vanity unit, central heating radiator and vinyl flooring.

Communal Gardens



Particularly well maintained grounds with drying areas.

Parking

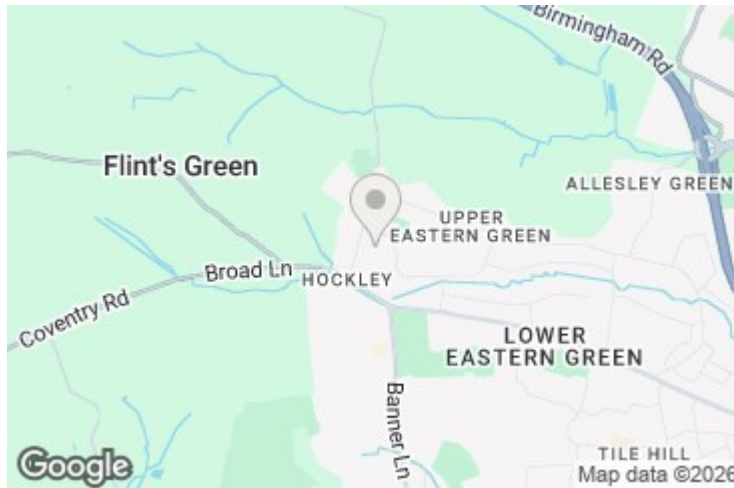
Numerous unallocated spaces generally available within the estate.

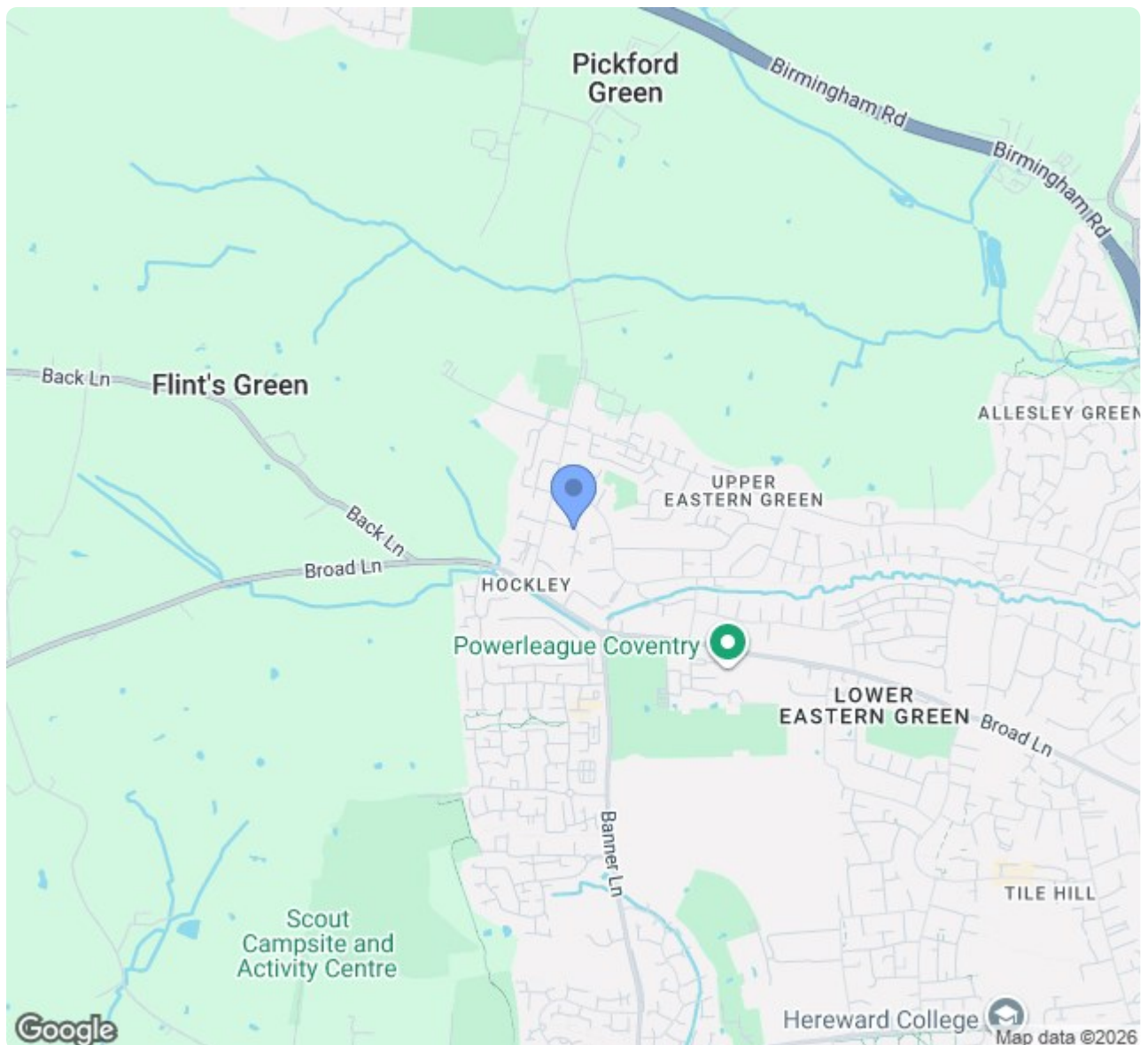
Council Tax

Band B

Deposit

A Security Deposit of £980 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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