MATTHEW JAMES
Property Services









## 12 Coundon Road, Coventry, CV1 4AW
## £500 Per Calendar Month

STUNNING STUDIO AVAILABLE NOW.....A stunning ground floor studio located very close to the ring road and City Centre, this property would be ideal for students or professionals. Comprising of large room with double bed, kitchen area with washing machine, fridge freezer and cooker. The bathroom is shared with the neighbouring studio and comes FULLY FURNISHED to a good standard. Only a five minute walk to the city centre. BILLS INCLUSIVE apart from Council Tax

**Front Garden**
With walled fore garden, fenced divider and laid to gravel with access to the:

**Storm Porch**
Having stairs off to the first floor, PVCu double obscure glazed door that leads to the rear and side elevations and further doors off leading to:

**Studio One**
15'1" maximum x maximum 12'0" (4.62m maximum x maximum 3.68m)
Having three PVCu double glazed windows to the front elevation, built-in kitchen area with a range of modern white gloss wall , base and drawer units with work surface over, integrated fridge (with freezer compartment), washing machine / dryer, oven with electric hob and extractor over, stainless steel inset sink with mixer tap and tiling to all splash prone areas. There is also, desk, chair, double wardrobe, chest of drawers, double bed, intercom to the wall and fitted flat screen television.

**Shared Bathroom**
6'5" x 3'2" (1.98m x 0.97m)
Having a PVCu double obscure glazed window to the side elevation, extractor fan, shower enclosure with shower, low level flush WC, wash hand basin and tiling to all four walls.

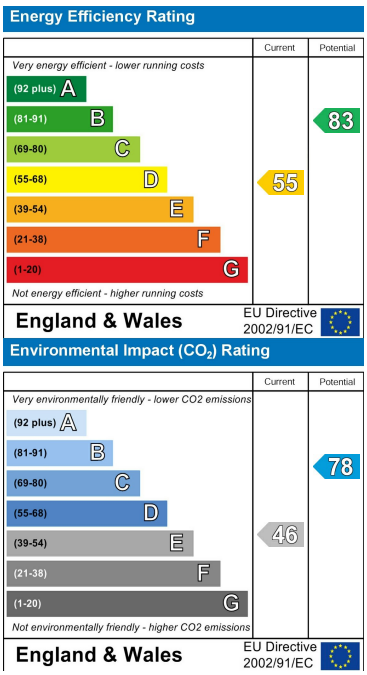
**Rear Garden**
Having newly laid paved patio area, with step up to lawn area and pedestrian gate that leads to the rear access which is security gated.

## Floor Plan

## Area Map




## Energy Efficiency Graph




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. Intending purchasers 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.

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