

**MATTHEW JAMES**  
Property Services



**£595 Per Calendar Month\* fees apply**

Room 2, 12 Coundon Road, Coundon, Coventry, Warwickshire, CV1 4AW

## Room 2, 12 Coundon Road, Coundon, Coventry, Warwickshire, CV1 4AW

GROUND FLOOR STUDIO AVAILABLE NOW.....A lovely 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:

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.

### 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:

### Room 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.

### Bathroom One

6'5" x 3'2" (1.98m x 0.97m)

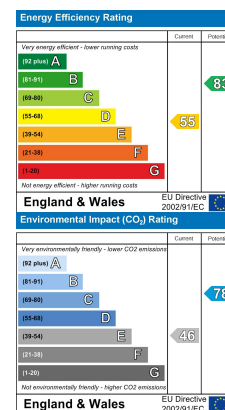
Having a PVCu double obscure glazed window to the side elevation, extractor fan, shower enclosure with shower, low level flush WC, wash hand basin and tiling to all four walls.

### Rear Garden

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions



## CONTACT INFORMATION

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