



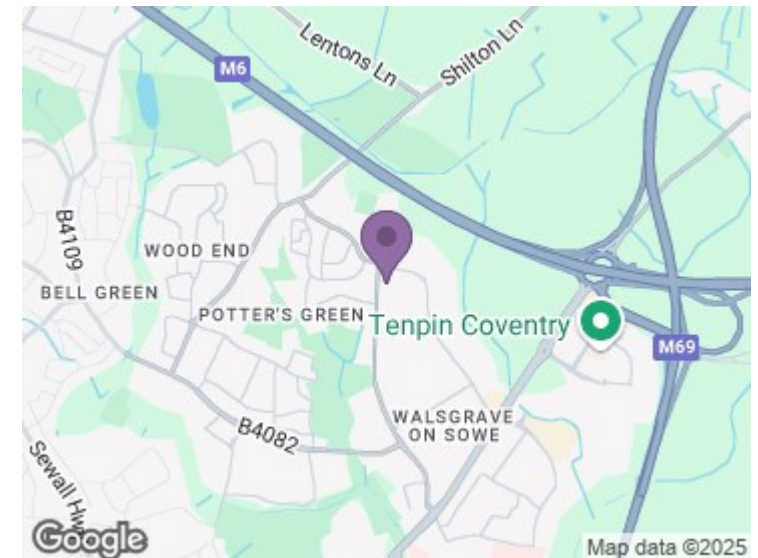
**Hickory Close Walsgrave Coventry CV2 2NY**  
**£895 Per Calendar Month**

**Benburys**  
SALES AND LETTINGS



**\*\*WALKING DISTANCE TO UNIVERSITY HOSPITAL\*\***

Benburys are pleased to present this two bedroom first floor apartment situated in a quiet sought after residential area. The property briefly comprises of a spacious lounge, two double bedrooms, modern fitted bathroom with electric shower over bath. Fitted kitchen complete with oven & hob. The property benefits from double glazing and electric heating. Allocated car parking space to the rear. The property is close to University Hospital Walsgrave and only 5 minutes from Junction 2 M6. Holding deposit £206.53



**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	76
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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SALES AND LETTINGS

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