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Earlsdon Avenue North  
CV5 6GX

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£2,500 PCM  
£2,884 Deposit

Shortland Horne are delighted to present this spacious and well appointed six bedroom end of terrace student property, ideally located opposite Hearsall Common. The property offers excellent transport links to both Coventry and Warwick Universities.

The accommodation comprises a modern kitchen/ diner, complete with integrated white goods including an oven, washing machine, tumble dryer and fridge freezer. The ground floor further benefits from a communal lounge and ground floor bedroom.

To the first floor are three additional double bedrooms, complemented by two shower rooms, providing convenience and comfort for shared living.

This property is perfectly suited to students seeking well located, high quality accommodation for the upcoming academic year.

\*\*\* PLEASE NOTE - The owner is in the process of remodelling the property to offer a brand new bathroom downstairs. One of the bathrooms on the first floor will be converted into a further bedroom and the current living room will also be converted into a bedroom. The current dining table will be removed and new sofas placed there with a TV. There will be a small dining area. High tables and stools added in the kitchen.

AVAILABLE FROM 1ST SEPTEMBER | EPC RATING: D |  
COUNCIL TAX BAND: D







SH  
SHORTLAND  
HORNE



## Floor Plan



### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

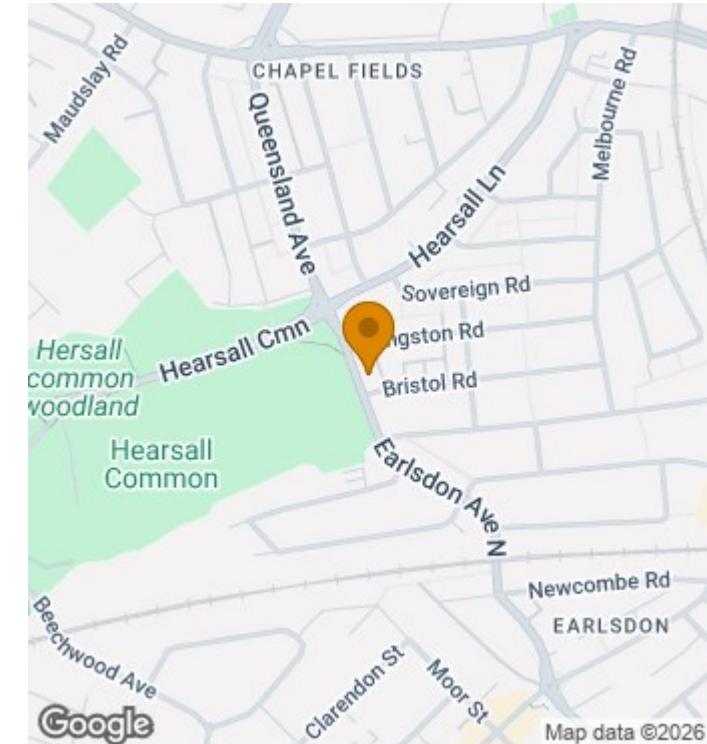
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

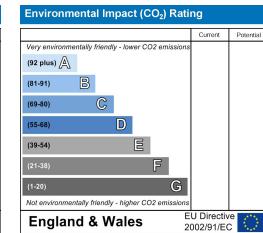
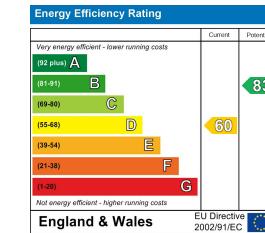
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC



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