

# Hall Farm Avenue, CV6

PROPERTY ADDRESS  
49 Hall Farm Avenue  
Coventry  
CV6 4PP

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



- Total cost of first month £2,584.61 (rent & deposit)
- New build house
- Private back garden
- Excellent transport links
- Great local amenities

We're pleased to offer the first chance to rent this fantastic new build home. The house comes unfurnished and benefits from high spec fixtures and fittings throughout.

It briefly comprises of a bright and airy living room, a downstairs WC, and an open plan kitchen diner with patio doors leading to the private enclosed rear garden. It comes with an oven and extractor fan, and other white goods can be included on request. On the first floor there are two bedrooms, one with an ensuite, plus there's a main bathroom. Blinds/curtains will be included and there is off-road parking.

Whitmore Place is a new development in Coventry with excellent local amenities and transport links. There is easy access to the M6 and it's close to the Arena Shopping Park and Coventry Arena Station. President Kennedy School Academy is nearby which was rated 'outstanding' by Ofsted. The house is within walking distance of green spaces such as Holbrooks Park.

Available immediately subject to acceptable references.

Rent: £1,200 per calendar month

Holding deposit: £276.92

Deposit: £1,384.61

The photos and floorplan are of a similar house on the development.



Your Text Here

