



PROPERTY
SERVICES
LIMITED



115 Hugh Road
Stoke, Coventry, CV3 1AE

£550 Per Calendar Month



SINGLE OCCUPANCY ONLY

Luxury Double En-suite Room Available In This Gorgeous 5 Bedroom House Share! Available from the 4th July...Fantastic Co-Living Environment....Just A 10 Minute Walk To The City Centre! INCLUDING BILLS

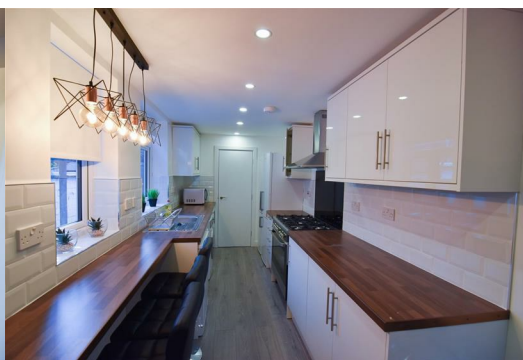
This property is a touch of luxury and within walking distance to the City Centre and University, the perfect environment for you.

* Spacious communal open plan kitchen / living area with an exceptional kitchen which includes all required appliances are included, plenty of storage space & a breakfast bar

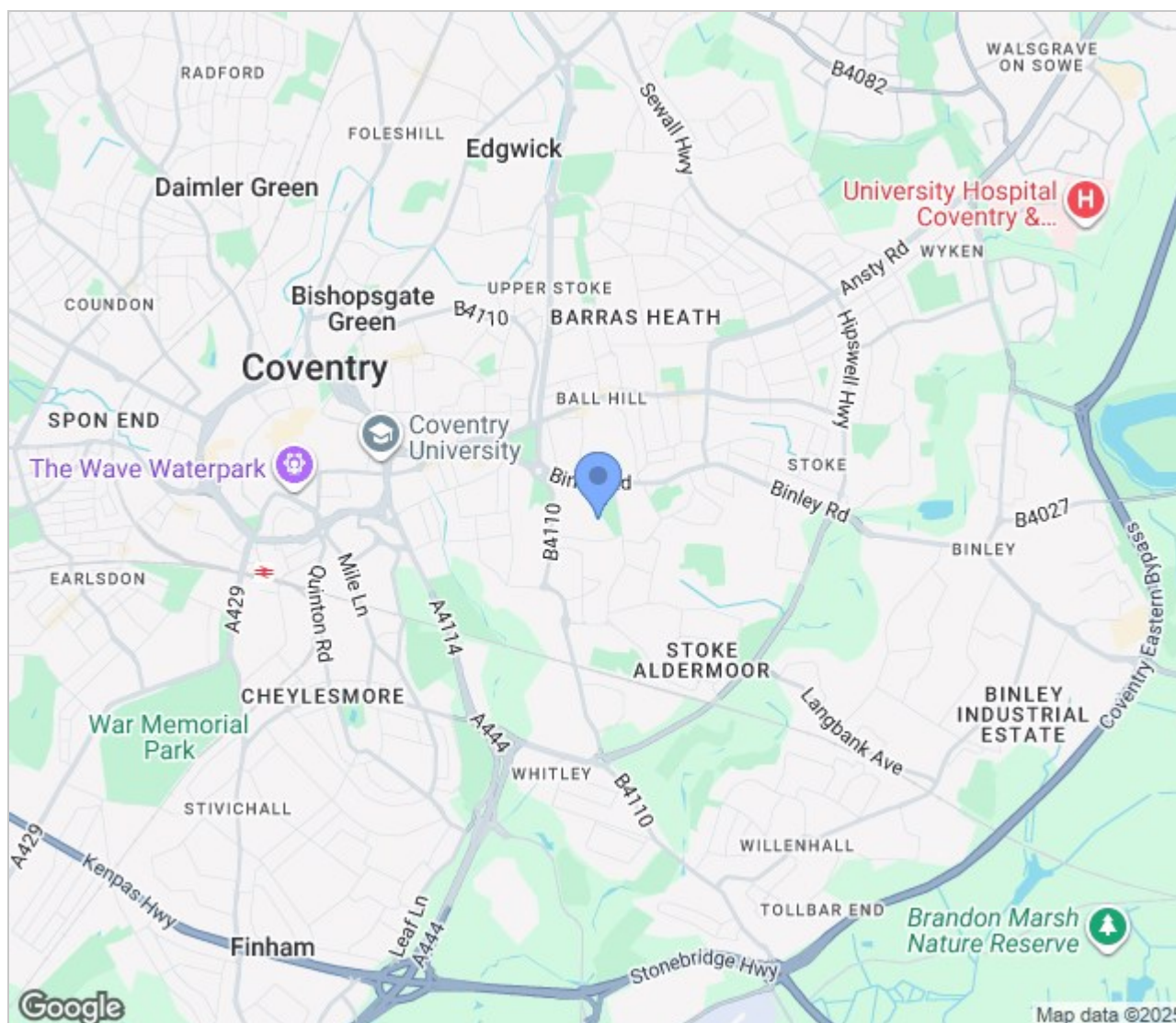
* The living area incorporates well with the kitchen for socialising and entertaining friends, and a large cosy corner sofa with a large wall mounted TV ensures a great place for relaxation.

* The bedroom provide the perfect space for your privacy and ability to focus on your work with an en-suite shower room, double bedroom, study area with desk/chair, shelving, built in closet and TV.

* The property is furnished throughout to an excellent standard




Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - low running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - high running costs | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|----------------------------|---|
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| <p>England & Wales</p> | | EU Directive 2002/91/EC |  |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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