



PROPERTY  
SERVICES  
LIMITED



## Room 3 58 Humber Avenue , Coventry, CV1 2AT

£550 Per Month



**\*\*0 DEPOSIT OPTION AVAILABLE\*\***

EN SUITE ROOM WITHIN A HOUSE SHARE

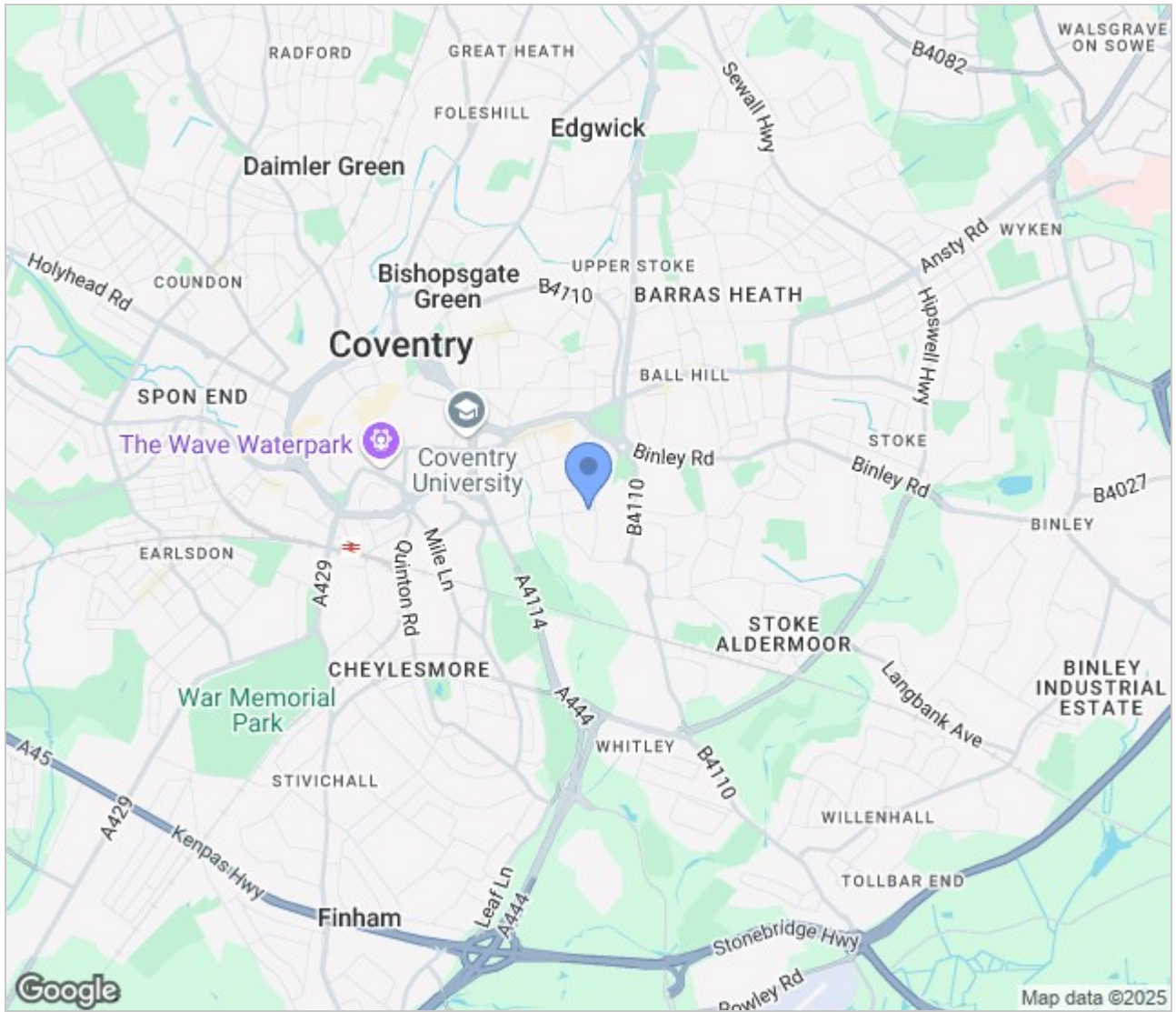
This Perfect Modern 6 Bedroom En-suite Student Property Is Available Just A 10 Minute Walk To Coventry City Centre & The University...& Including Bills!!

The property is the ideal design of space and comfort for your time at University/ work, each room is equipped for your individual needs and with a spacious communal area for socialising and entertaining with your housemates and friends.

- \* Large open plan kitchen / living area which is well equipped with appliances, storage space, 2 ovens, Large fridge/freezer, dishwasher and washing machine
- \* The living space has laminate flooring so easily cleaned, a nice big cosy corner sofa and a wall mounted TV
- \* The bedrooms all come with an en-suite shower room & study area including a desk/chair & wall mounted TV
- \* Furnished to a high standard throughout



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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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