



PROPERTY  
SERVICES  
LIMITED



# 118 Humber Avenue , Coventry, CV1 2AT

£535 Per Calendar Month



\*ZERO DEPOSIT OPTION AVAILABLE\*

LUXURY En-suite Double Room Available Immediately..walking distance to Coventry City Centre & Including Bills! The perfect choice for you...

The design of this property has been created to incorporate all the qualities of comfort, space and individual needs to be able to enjoy the property to its full extent.

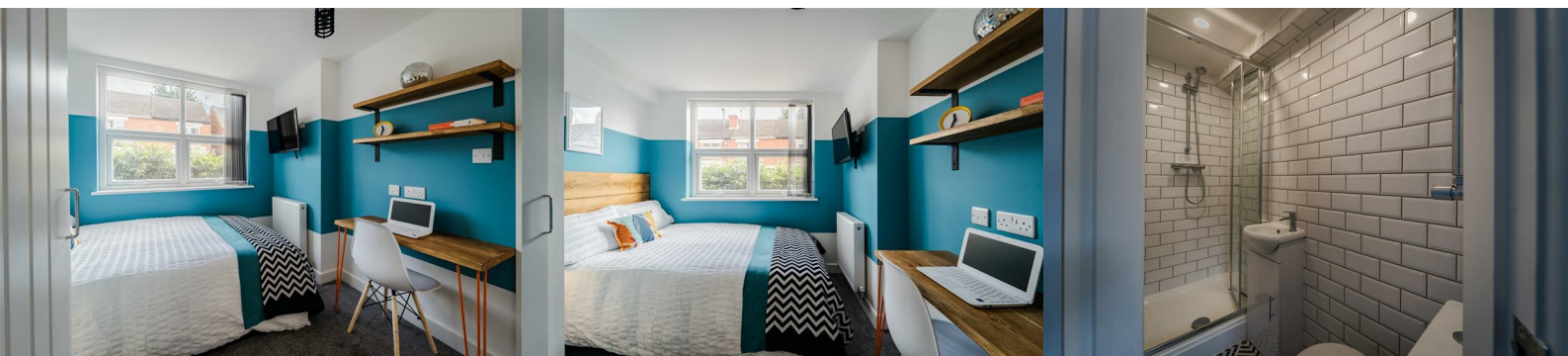
\* The open plan kitchen / living area is perfect for relaxing and having a break. The kitchen is fully equipped with a 6 ring range cooker, all required appliances and a breakfast bar, the living area has a large comfy corner sofa and a wall mounted TV.

\* The double bedroom comes with an en-suite shower room, double bed, built in wardrobe, study/work area including a desk & chair, shelving and a wall mounted TV

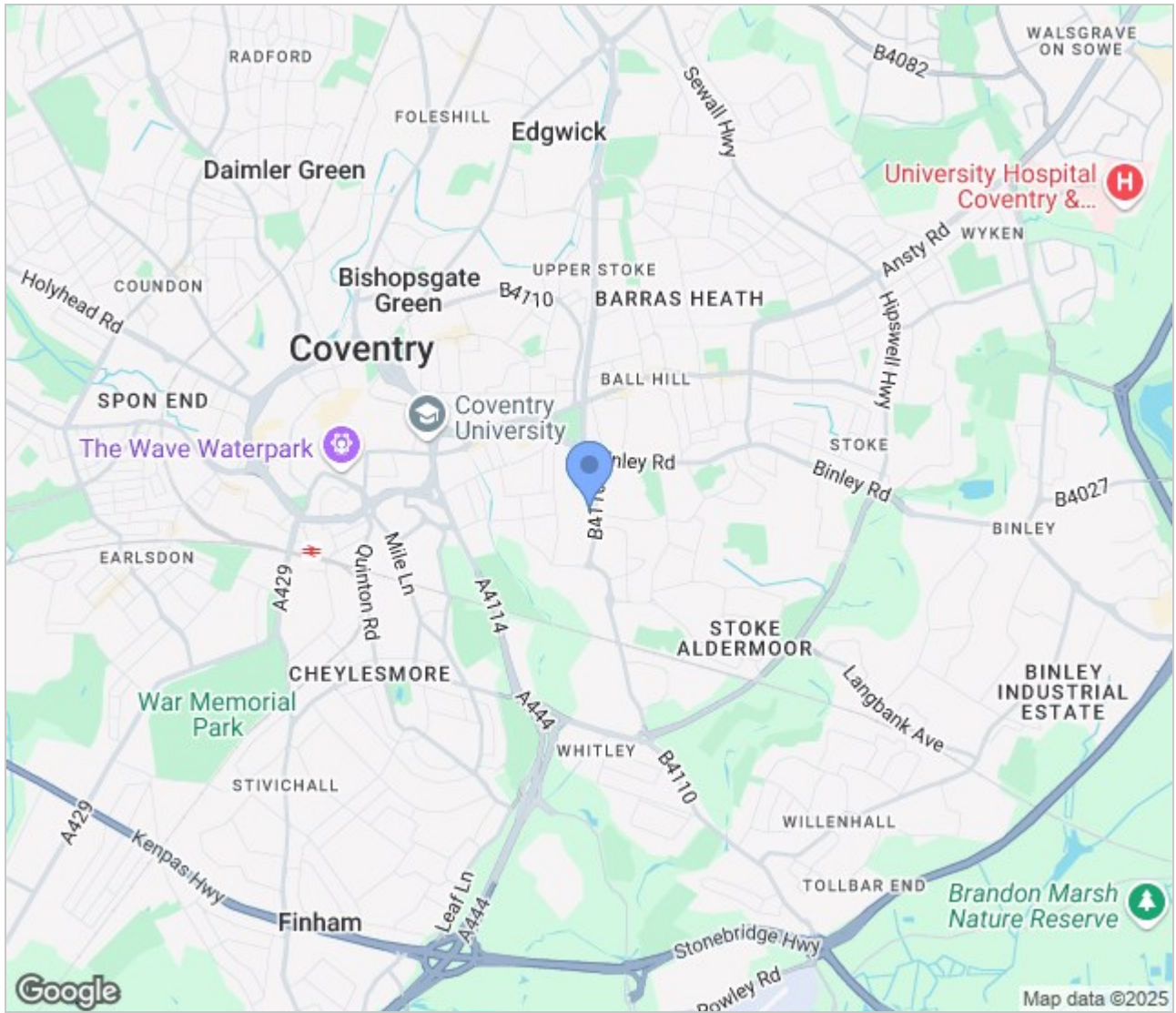
\* Communal garden to the rear of the property

\* Furnished to a high standard throughout

\*Available NOW



## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

GLB Property Services Ltd  
9 Hay Lane  
Coventry, CV1 5RJ

T. 02476 433416

[info@glbpropertyservices.com](mailto:info@glbpropertyservices.com)  
[www.glbpropertyservices.com](http://www.glbpropertyservices.com)

