



PROPERTY  
SERVICES  
LIMITED



60 Hollis Road  
, Coventry, CV3 1AL

£525 Per Calendar Month



\*\*SINGLE OCCUPANCY EN-SUITE ROOM\*\*

Luxury Room Available April 2025 In A 5 Bedroom House Share....Great Location For Coventry City Centre & Including Bills!

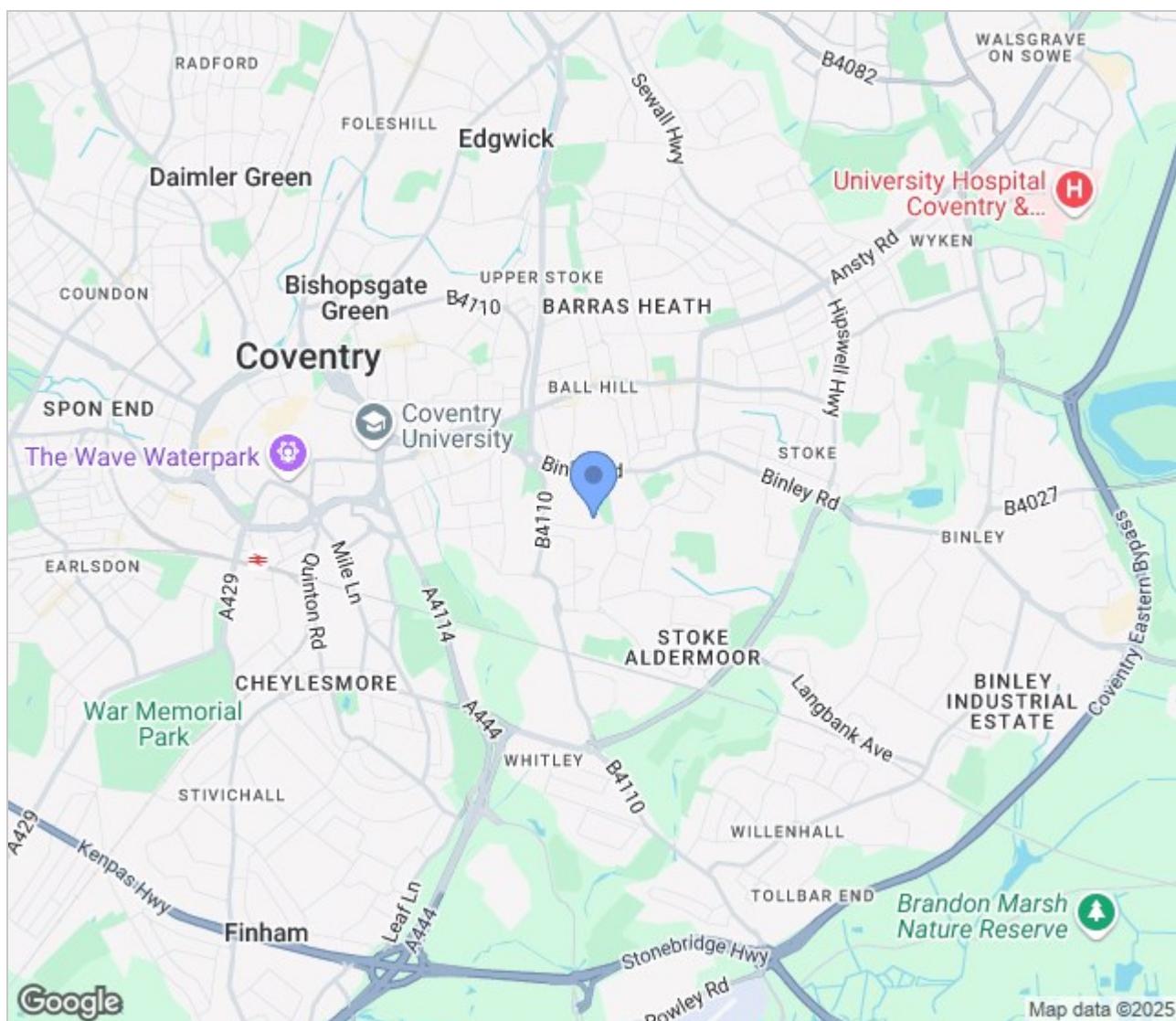
This property is a touch of luxury and within walking distance to the City Centre, the perfect environment for you....

The property briefly comprises of the following....

- \* Communal open plan kitchen / living area including all required appliances (including a dishwasher), large range cooker, breakfast bar and lots of storage.
- \* The communal lounge area is the perfect space to unwind with a cosy corner sofa and large wall mounted TV
- \* Ground floor WC
- \* The bedrooms each conveniently have an immaculate en-suite shower room, double bed, study area, built in wardrobe and small wall mounted TV
- \* Fully furnished throughout to an excellent standard



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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 firms 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  
www.glbpropertyservices.com

