



PROPERTY  
SERVICES  
LIMITED



## Room 5, 54 Colchester Street , Coventry, CV1 5NZ

£550 Per Month



\*\*ZERO DEPOSIT OPTION AVAILABLE\*\*

Modern En-Suite Room SINGLE OCCUPANCY ONLY  
All Bills Included – Available NOW

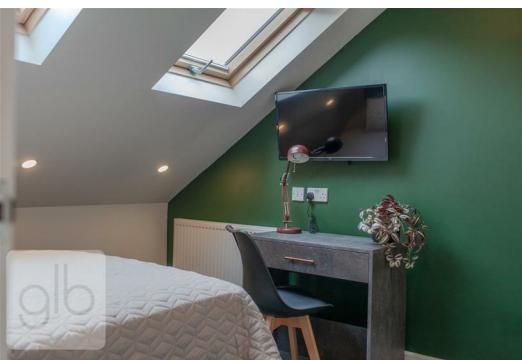
This beautifully presented property is perfect for professionals or students looking for modern, comfortable living close to the heart of Coventry.

Enjoy the privacy of your own en-suite bedroom while benefiting from high-quality communal facilities and a great location – just a short 10-minute walk to the city centre.

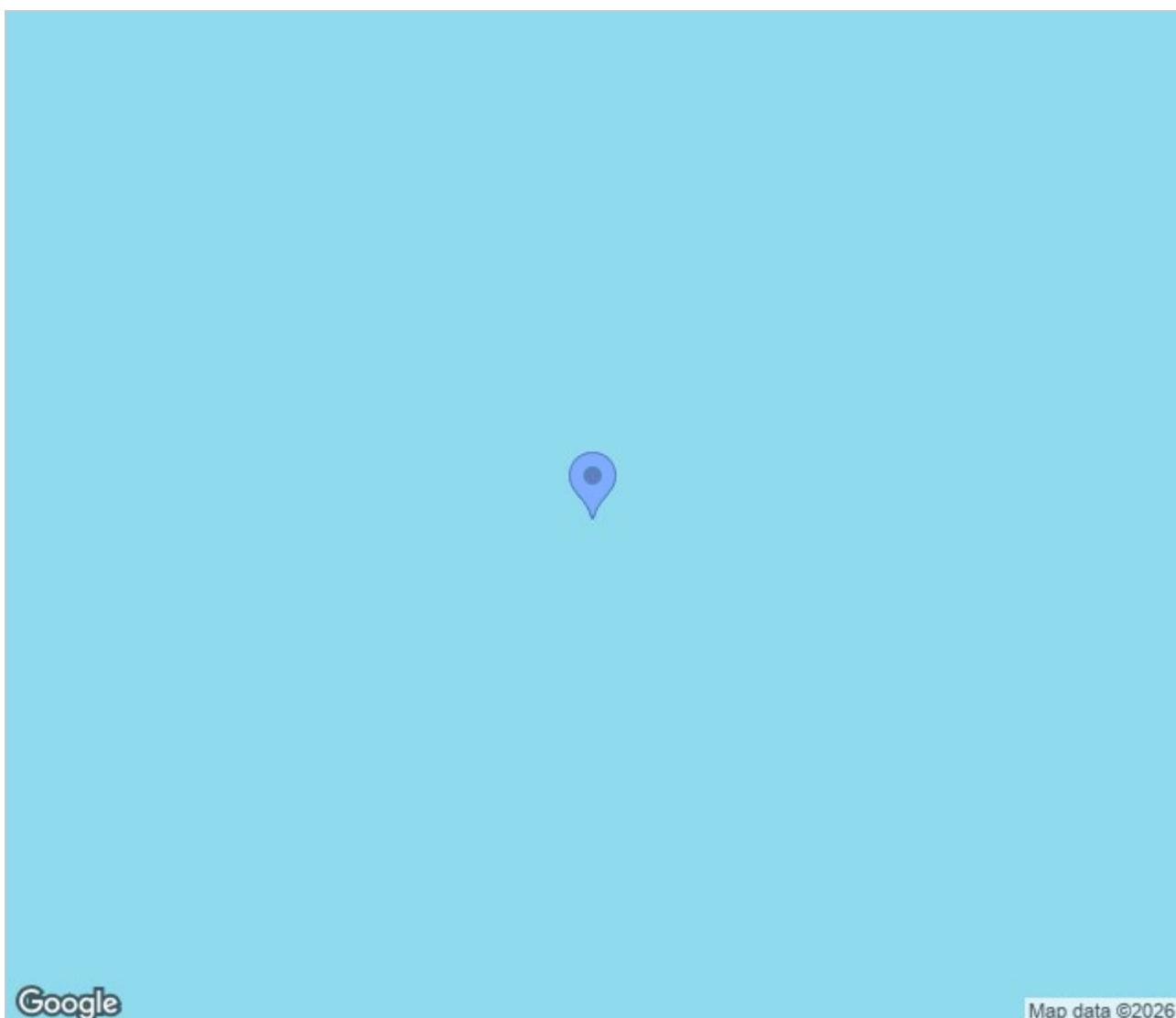
### Key Features:

- \*En-suite shower room
- \*Double bed
- \*Built-in wardrobe
- \*Study area with desk & chair
- \*Shelving & wall-mounted TV

Modern Open-Plan Kitchen & Living Area



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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.

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