



*Rent £695 Per calendar month*  
*Deposit £800*

**Seymour Close**  
**Whitley, Coventry**

**P JohnPayne**  
ESTATE AGENTS



## Seymour Close Whitley, Coventry, CV3 4ER

A well presented top floor flat being ideally located for JLR Whitley, University Hospital and access to the A45/A46 dual carriageways. UNFURNISHED, benefits from double glazing and gas central heating. Accommodation comprising communal entrance, entrance lobby, refurbished 'L' shaped breakfast kitchen, lounge, inner hallway, two double bedrooms, modern bathroom and well maintained communal gardens. Available NOW on an initial 12 month tenancy. EPC band D, council tax band A.





### Communal Entrance

Communal entrance leads to a staircase to the second floor where the flat is situated as follows:

### Entrance

PVC Entrance Door leads into an:

### Entrance Lobby

With double louvred door cloaks cupboard and doors off to:

### 'L' Shaped Breakfast Kitchen

11'3 max x 14'3 max (3.43m max x 4.34m max)

Range of fitted units extending to three sides, cooker and fridge freezer, recess for washing machine, gas fired boiler, radiator, tiled effect floor and two double glazed rear windows.

### Lounge

11'1 x 14'6 (3.38m x 4.42m)

Double glazed front window and two central heating radiators.

### Inner Hallway

With built-in airing cupboard with shelving and doors off to:

### Bedroom One

11'2 x 12'2 (3.40m x 3.71m)

With double glazed front window and central heating radiator.

### Bedroom Two

11'3 x 9'2 (3.43m x 2.79m)

With double glazed windows to side and rear elevations and central heating radiator.

### Bathroom

With modern white suite comprising paneled bath with mixer shower, shower screen, pedestal wash hand basin, low level WC, central heating radiator, tiled floor and obscure double glazed rear window.

### Outside

The property is situated amongst communal grounds with boundary fencing and a pedestrian gate leading to a paved pathway to the front door.

Call for your **FREE VALUATION**

