



**elite**  
property

Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED

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[www.eliteproperty.co](http://www.eliteproperty.co)



**Attoxhall Road, Wyken, Coventry, West Midlands, CV2 5AU**

**£975 Per Calendar Month**

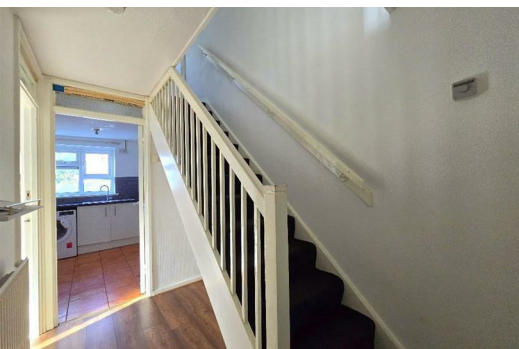
Situated in a well-established residential area, this spacious second-floor duplex flat offers comfortable and practical living with excellent local amenities nearby. The location benefits from good transport links into the city centre, easy access to major road networks, and convenient access to University Hospital Coventry & Warwickshire, making it ideal for professionals working in the area.


The property is arranged over two floors and is offered unfurnished. The accommodation includes a generous lounge, the fitted kitchen comes equipped with an integrated electric oven and hob, fridge/freezer, and washing machine.


Upstairs, there are two well-proportioned double bedrooms, both offering ample space for bedroom furniture. The property also benefits from a separate bathroom and WC.

This property would suit professionals, couples, or small families looking for a well-located home with spacious accommodation.

Available: Now



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		
	73	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.