



## 19, Aragon House, Tudor Court Warwick Road, Coventry, CV3 6TX

\*\*\* AVAILABLE FEBRUARY - Available with Deposit Alternative \*\*\* A spacious and well-presented two-bedroom second-floor apartment located within a secure gated development just outside Coventry City Centre, offering easy access to local amenities and transport links. The property comprises an entrance hallway, a bright double-aspect lounge, a modern fitted kitchen with integrated appliances including an oven, hob, dishwasher, fridge freezer, and washing machine, two double bedrooms with fitted wardrobes, a contemporary family bathroom, and an ensuite to the master bedroom. Further benefits include central heating, double glazing, beautifully maintained communal gardens, and an allocated parking space. Offered UNFURNISHED. Council Tax Band B. Energy Rating B.

**£1,150 PCM**

- Available February - Available with Deposit Alternative
- Coventry City Centre
- 2 Bedrooms
- Apartment
- Unfurnished Property
- Garden
- Off Road Gated Parking
- Council Tax Band B
- Energy Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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