

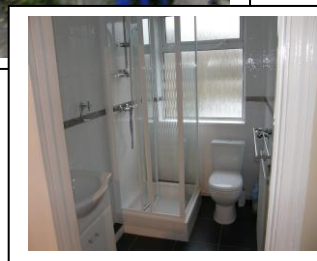
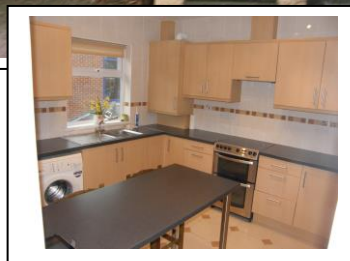
Paul Chillingsworth Homes

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📍 23 Warwick Row,
Coventry CV1 1EY



15 Warwick Street, Earlsdon, Coventry, CV5 6ET

Rent £795 pcm
Deposit £910
Available - January

A superbly presented Un-Furnished 1st floor flat in this converted house, located on the doorstep of Earlsdon's shopping and entertainment facilities.

The property benefits from Gas Central Heating, Double Glazing, Off Street Parking to the front and use of the Rear Garden.

Briefly the property comprises of a spacious Lounge with laminate flooring, Fitted Kitchen, 2 Double Bedrooms and a modern Shower Room.

Location: Along Albany Road into Earlsdon Street, right into Moor Street and left into Warwick Street

To Rent



Hall	with stairs to the first floor and a central heating radiator.
Lounge	15` 5. X 12` 7 with Victorian style fireplace with pine surround, central heating radiator, uPVC sealed unit double glazed window.
Kitchen	10` 1. X 12` with comprehensive range of beech effect base and wall units roll edge work tops incorporating peninsular breakfast bar, ceramic hob cooker, washing machine, fridge / freezer, full height tiling, uPVC sealed unit double glazed window and central heating radiator
Bedroom 1	12` x 10` 4 overall with full length mirror door wardrobe, central heating radiator and uPVC sealed unit double glazed window
Bedroom 2	12` 4 x 10` 1 with built in wardrobe, central heating radiator and uPVC sealed unit double glazed window
Modern Shower Room	with glass shower cubicle and direct shower mixer, vanity wash basin with cupboard below, low level WC, full height tiling, central heating radiator and uPVC sealed unit double glazed window
Outside	Garden shared with ground floor flat and parking space to front

GENERAL INFORMATION

Council Tax Band: A

EPC Rating: D

To reserve a property: A holding deposit of £160, equivalent to one weeks rent, must be submitted to our office. Until such time as the monies have been received in full the property will continue to be marketed. You must also complete and return an application form which can be obtained by email for online completion. Please note it is our policy to process only one application at a time so it is strictly first come first served and by applying for one of our properties you are confirming that you accept our agency terms and conditions, a copy of which can be provided on request.

To move in: 1 month's rent in advance, minus the initial holding deposit and a security deposit of 5 weeks rent is required, the deposit will be held and returned at the end of the tenancy subject to any dilapidations or rent arrears.

N.B All rents exclude Council Tax, Water Rates and utilities

**Thinking of
Selling or Renting
your home?**

Call Paul on 02476 258492

