



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

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**33 Dawes Close
Coventry, CV2 4LL**

£695 Per Month

Conveniently situated - City Centre is 1.75 miles distant and University Hospital Coventry & Warwickshire is 2.40 miles away, this first floor apartment has electric heating and UPVC framed double glazing. There is a communal entrance with intercom and stairs to first floor. The layout of the property includes an L - shaped hall with useful cupboard, open plan lounge/refitted kitchen with electric cooker, bedroom with wardrobe and bathroom with shower. Outside are communal gardens and parking. Dawes Close leads from Briton Road which in turn is situated a few minutes walk from the vibrant Ball Hill (Walsgrave Road) having shops, pubs, eateries and banks as well as being on a bus route. Offered on an unfurnished basis and AVAILABLE MID-JULY.

COMMUNAL ENTRANCE

With intercom, outer and inner lobbies with staircase to first floor landing.

ENTRANCE DOOR



HALL



Front entrance door leading from the landing, entry phone to the wall, night storage heater and double fronted storage cupboard. Attractive stained wood doors to the bathroom, bedroom and lounge.

LOUNGE/KITCHEN

12'1" max 9'2" min x 15'7" (3.70 max 2.8 min x 4.76)



With 2 UPVC double glazed windows and night storage heater. Attractive base and wall cupboard units, work surface with stainless steel single drainer sink unit, Flavel electric cooker, peninsular breakfast bar with appliance space under and space for a washing machine (not provided). Tiled splashback to the working area. Vinyl floor covering to kitchen area.

VIEW OF KITCHEN



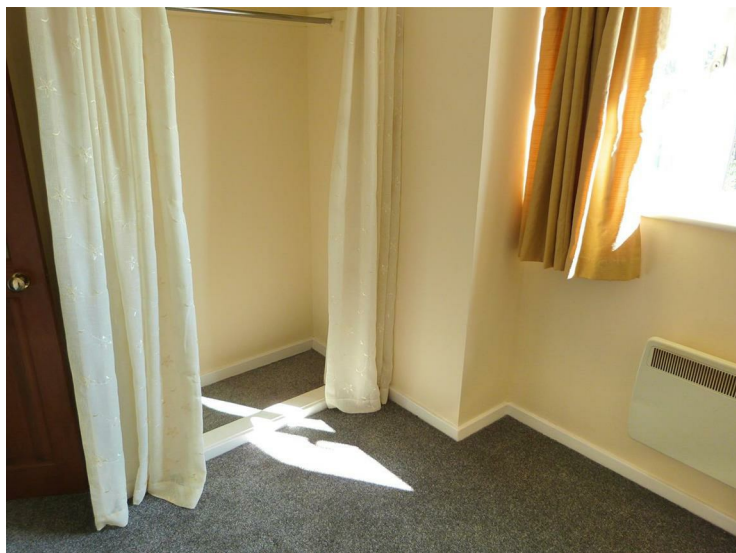
BEDROOM

9'7" inc wardrobe x 7'11" (2.93 inc wardrobe x 2.43)



Panel electric heater to the wall, curtained double fronted full height wardrobe, UPVC double glazed window

WARDROBE



BATHROOM

6'8" plus cupboard x 5'8" (2.04 plus cupboard x 1.73)



White suite comprising panelled bath with electric shower over,

shower curtain to side of bath, part tiled walls, low level w.c. pedestal wash basin with mirror over. Extractor fan. Vinyl floor covering. Airing cupboard providing storage, insulated cylinder and immersion heater.

OUTSIDE/PARKING

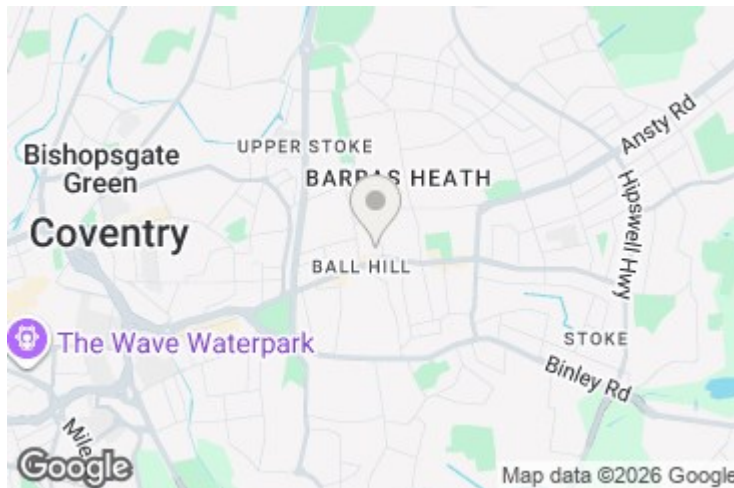
Unallocated Parking to the frontage. Communal gardens.

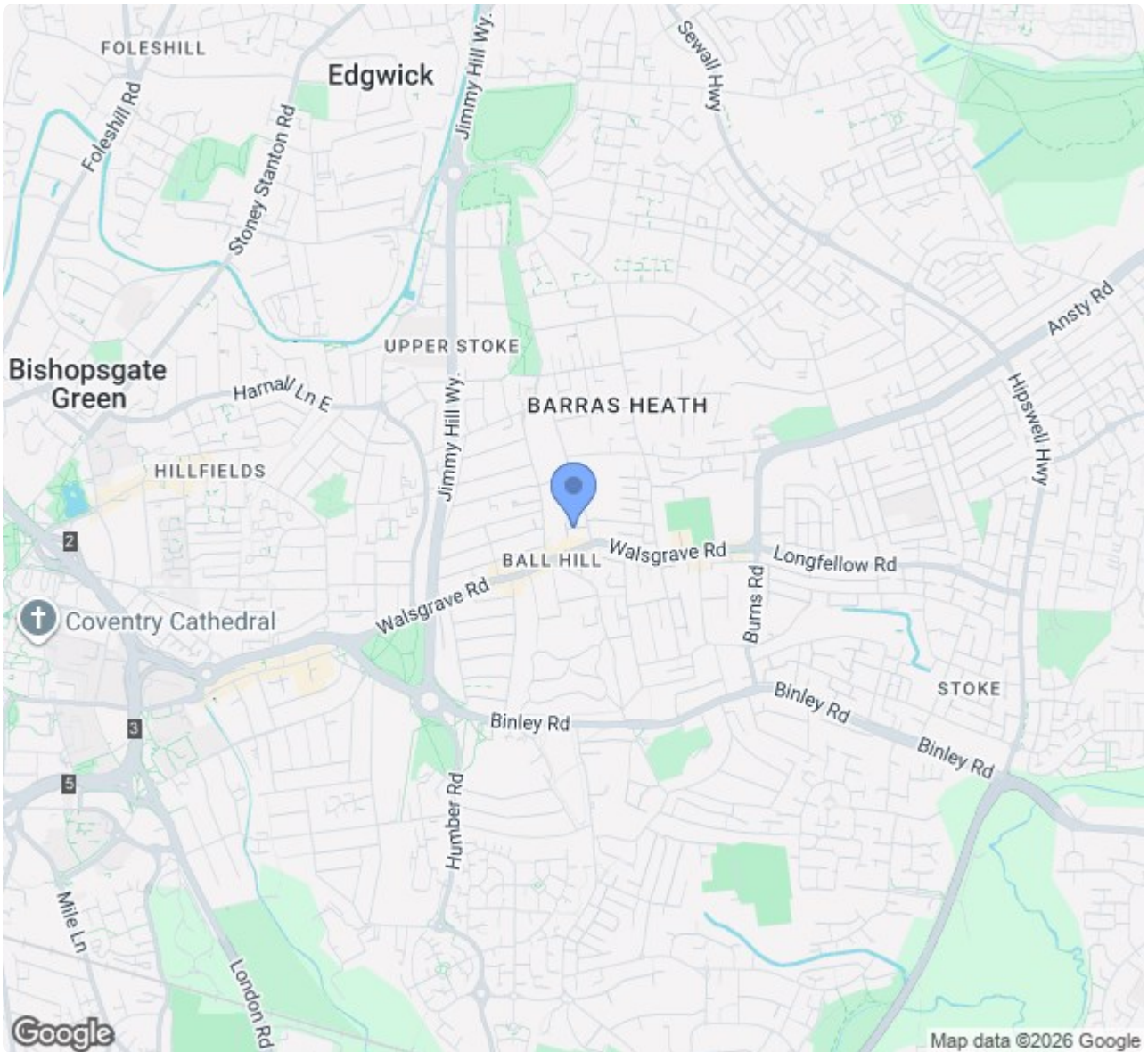
COUNCIL TAX

Band A

DEPOSIT

A Security Deposit of £800 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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