



**ASSURED  
RESIDENTIAL**

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**9 Alexandra Court  
Coventry, CV3 1FF**

**£825 Per Month**

A two bedroom first floor apartment in an appealing and leafy situation located to the east of Coventry City Centre, with good local amenities and access to Walsgrave hospital, Walsgrave Triangle business park and to the M6, M69 and associated motorway networks. The property benefits from UPVC double glazing, gas fired central heating and wood veneer internal doors with chrome furniture. There is a bay window to the lounge, a maple fitted kitchen with appliances and a bathroom with a mixer shower over the bath. Offered on an unfurnished basis. AVAILABLE DECEMBER.

### COMMUNAL HALLWAY

The property is accessed via a communal entrance and stairway with the benefit of a telephone door entry system.

### HALLWAY

An 'L' shaped hallway with a built in cupboard.

### LOUNGE

12'8" x 11'5" in to bay (3.86 x 3.48 in to bay)



With a three facet bay window and the kitchen leading off through a square archway.

### KITCHEN

9'7" x 5'11" (2.92 x 1.80)



Fitted with maple effect wall and base units with contrasting dark worktops, a stainless steel gas hob, stainless steel built under oven and including an integral fridge and freezer and an integral washer dryer.

### BEDROOM ONE

9'11" x 11'0" (3.02 x 3.35)



### BEDROOM TWO

6'5" max x 12'4" max (1.96 max x 3.76 max)



### BATHROOM

8'9" x 5'10" (2.67 x 1.78)



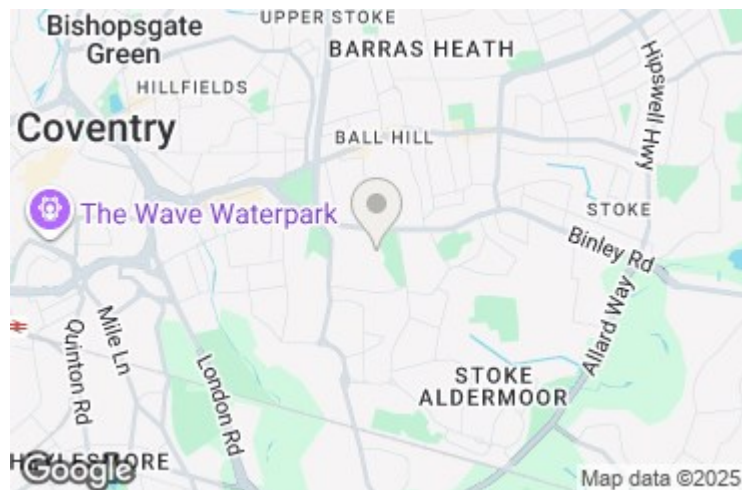
Fitted with a white suite with a mixer shower over the bath with a glass shower screen.

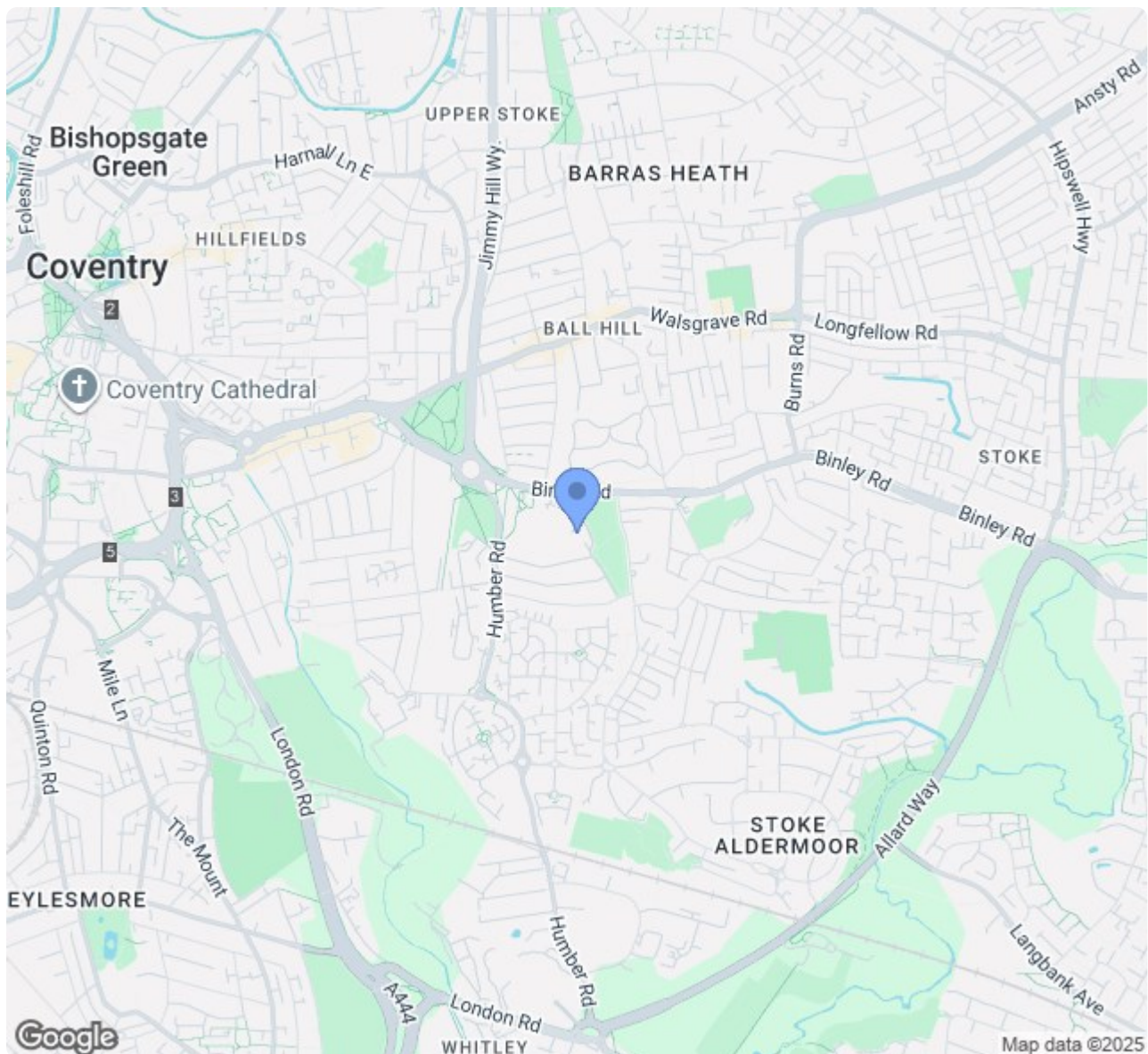
## **PARKING**

There is allocated parking for one car and also some visitor parking.

## **COUNCIL TAX**

Band A





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>81</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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