



**ASSURED  
RESIDENTIAL**

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**68 Carnegie Close  
Coventry, CV3 4GE**

**£825 Per Month**

A most attractive, two bedroom, first floor, purpose built Maisonette in a quiet close located to the south of Coventry City with easy access to the A45 and associated motorway networks. The property is offered with a maple effect Kitchen with dark granite effect high gloss worktops, ceramic hob, stainless steel oven and chimney and canopy extractor hood with stainless steel splash back, Bathroom with shower over the bath, gas fired central heating and neutral carpeting and cushion floor. The property also benefits from UPVC double glazing, a garage nearby and ample parking. Offered on an Unfurnished basis. AVAILABLE FEBRUARY.

## LANDING

3'4" x 8'11" (1.02 x 2.72)

With built-in Airing Cupboard, further large built-in storage cupboard and central heating radiator.

## KITCHEN

10'2" x 7'8" (3.10 x 2.34)



Having been most attractively refitted with maple effect wall and base units surmounted by high gloss granite effect postformed worktops, stainless steel electric oven, ceramic hob, splashback, chimney and canopy style extractor hood. There is plumbing for a washing machine, ample space for a fridge/freezer, a modern light fitting and cushion floor.

## BATHROOM

6'7" x 5'6" (2.01 x 1.68)



Fitted with a white suite and with an electric shower over bath. There is attractive part tiling, a chrome heated towel rail and cushion flooring.

## LOUNGE

10'10" x 16'7" (3.30 x 5.05)



A sizeable, light and airy Lounge with three quarter depth window and central heating radiator.

## BEDROOM ONE (REAR)

10'9" x 10'7" (3.28 x 3.23)



With coving to the ceiling, sliding door built-in wardrobes and central heating radiator.

## BEDROOM TWO (FRONT)

7'0" x 12'6" (2.13 x 3.81)



With large built-in cupboard and central heating radiator.

## GARAGE



A tidy brick built Garage with felt roof and up and over door, close by in a block of three.

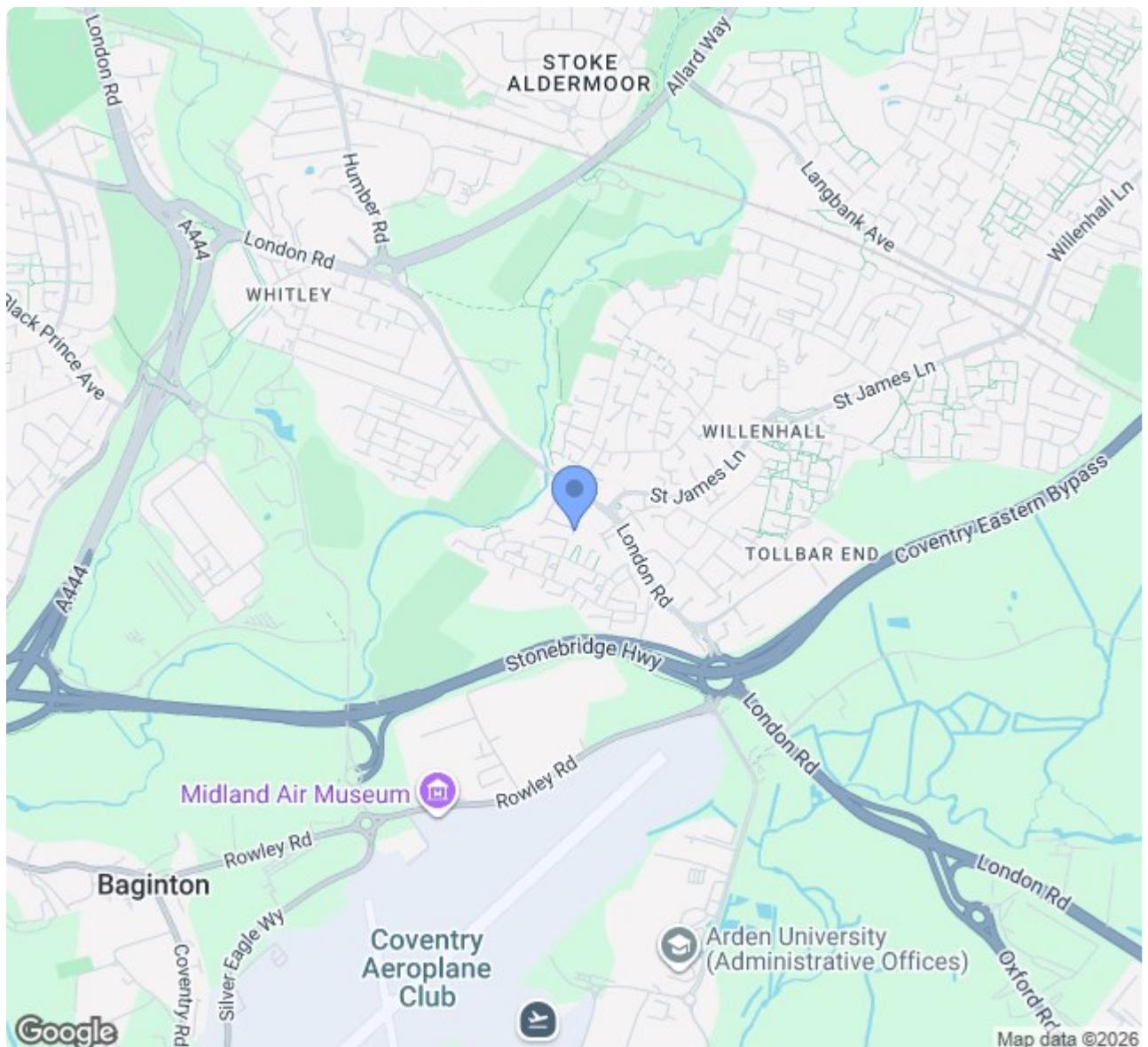
## Council Tax

Band A

## Deposit

A Security Deposit of £950.00 in addition to the first month's rent will be payable prior to the start of the tenancy.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.