



**ASSURED
RESIDENTIAL**

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**Media Hub 2 Junction Street
Coventry, CV1 3TT**

£750 Per Month

Inclusive of Electricity, Water, Heating and WIFI A nicely presented purpose built one bedroom second floor apartment over commercial premises situated in "The Butts" area adjacent to Coventry City Centre and close to the Railway Station and Central Six Retail Park. The property has a shared entrance off Junction Street with stairs to the second floor (no lift). There is a small entrance hall, open plan living/kitchenette with twin hob, microwave and small fridge/freezer, bedroom and modern shower room. The flat has been redecorated, is double glazed and has electric heating which is INCLUDED in the rent along with electricity, WIFI and water charges. There is a separately located washing machine shared with one other resident. Being located close to the City Centre, there are a number of bars and clubs operating in the vicinity along with numerous cafes, restaurants and amenities. Offered on an UNFURNISHED basis and AVAILABLE NOW.

The property is accessed from Junction Street via a gated yard and communal entrance door with intercom and is on the second floor.

Entrance Hall

With intercom door entry system

Living/Kitchenette

10'9" x 11'10" (3.29 x 3.62)



Redecorated and having hardwood flooring with an open plan kitchenette comprising twin hob, microwave/grill and small fridge/freezer. Double glazed window and Gabarron electric radiator. Note there is a washing machine stored separately for shared use with one other resident.

Bedroom

7'10" x 9'6" (2.4 x 2.9)



Redecorated and having hardwood flooring, double glazed window and Gabarron electric radiator.

Shower Room

5'2" x 4'10" (1.58 x 1.48)



Having tiled floor, tiled/panelled walls, enclosed shower cubicle with electric shower, small basin/vanity unit and toilet. Heated chrome towel rail.

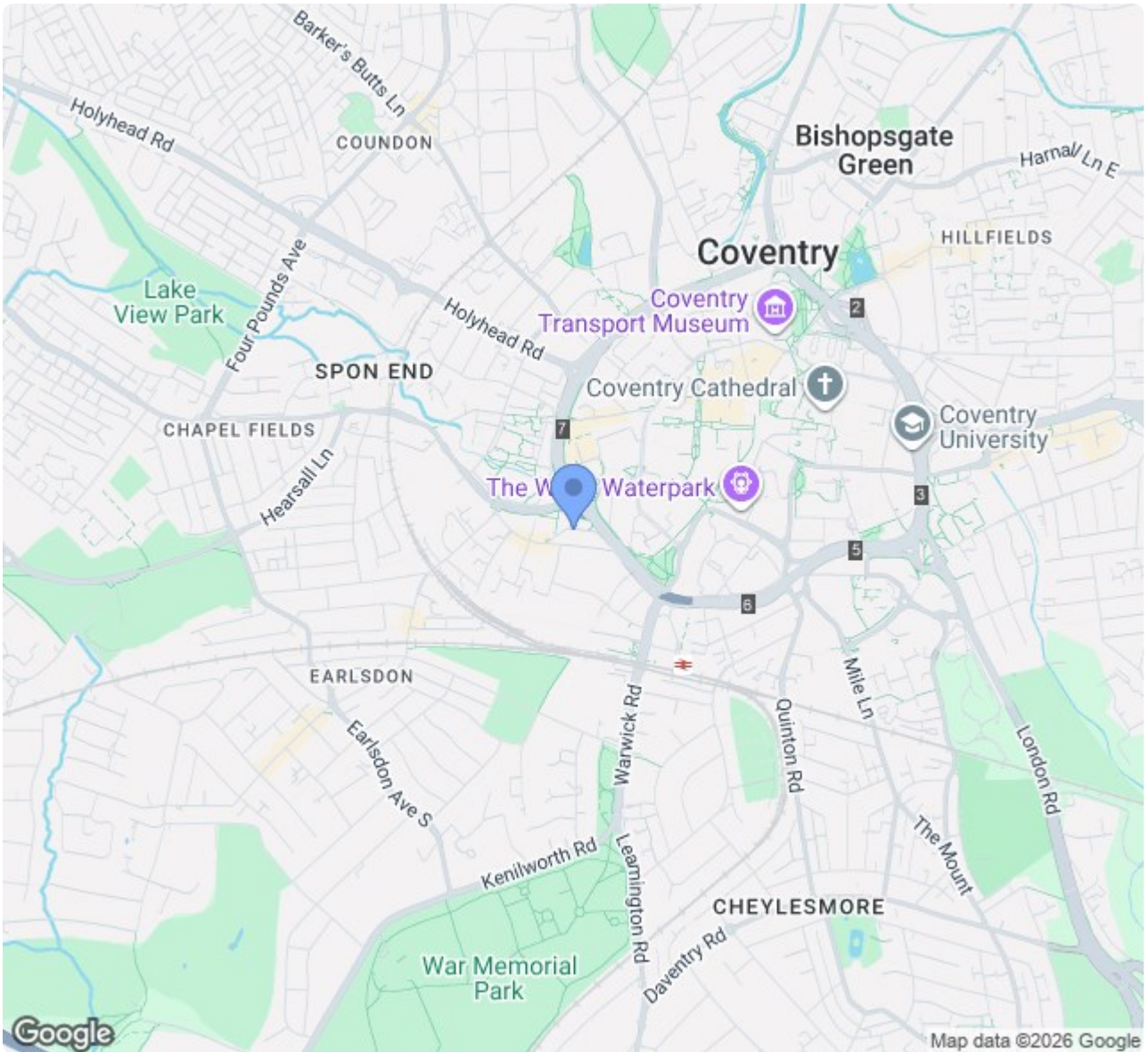
Council Tax

Band A

Deposit

A Security Deposit of £865 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) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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