



Flat 1, 30 Bennetts Road South, Coventry, CV6 2FP

Rental Price Per Calander Month: £650.00



One Bedroom First Floor Flat
Kitchen + Lounge
Large Bedroom with Built in Wardrobes
Bathroom with Separate Shower & Bath
Does not include Parking
Popular Location
Available Now

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Entrance

Door into hallway which has a central heating radiator and stairs up to the flat.

Landing

Central heating radiator, UPVC Double glazed window to the side, all rooms off.

Kitchen

2.0m (6' 7") x 3.6m (11' 10")

Ample wall and base units, stainless steel sink unit with drainer and mixer tap, new gas cooker with extractor over, space for washing machine, central heating radiator, over stairs cupboard, UPVC Double glazed window to the front.

Lounge

3.0m (9' 10") x 2.7m (8' 10")

Central heating radiator, cupboard housing boiler, UPVC Double glazed window to the front.

Bedroom

3.9m (12' 10") x 3.2m (10' 6")

Central heating radiator, UPVC Double glazed window to the side, two double built in wardrobes, dressing table with storage above.

Bathroom

1.8m (5' 11") x 2.5m (8' 2")

Low level WC, panelled bath, Hand wash Basin, Enclosed shower cubicle, UPVC Double glazed window to the rear.

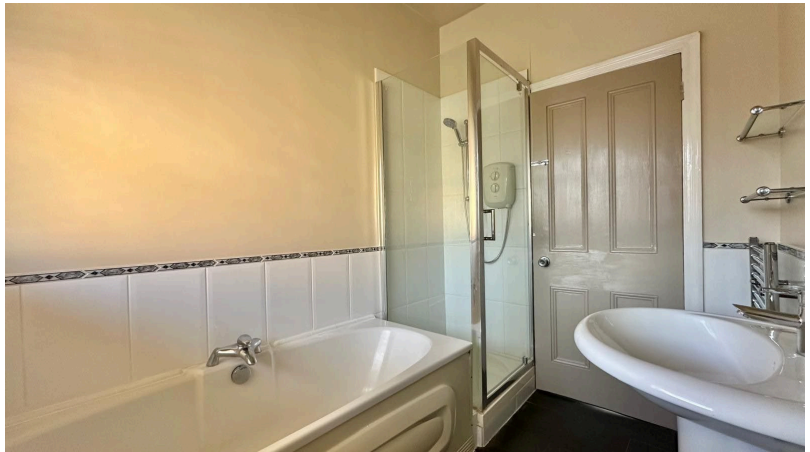
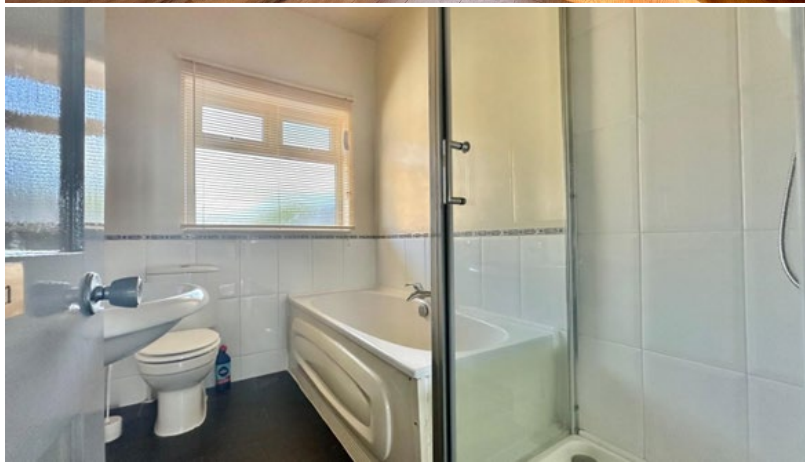
AGENTS NOTES

Property Notes - There is no gardens or parking to this property so please bare that in mind when enquiring to this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) These particulars do not constitute part or all of an offer or contract. (2) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (3) Alternative



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Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk
Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.
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