



 2  
Bedrooms

 1  
Bathroom



**\*\*FULLY FURNISHED\*\*AVAILABLE JANUARY\*\*** A well-presented two bedroom 1st floor apartment in a modern development located in a quiet cul-de-sac in Longford, close to many local amenities and transport links such as M6, A444, Ricoh/CBS arena, Foleshill Road and Bayton Road industrial estate. 12-minute/6 mile drive to Walsgrave Hospital. 13 minute/5 mile drive to Coventry City Centre.

Briefly comprising of entrance hallway, large storage cupboard, one double and one single bedroom, part tiled white suite bathroom with an electric shower over the bath, 'L' shape lounge/diner with Juliet balcony and a modern fitted kitchen with a oven, gas hob, washing machine/dryer, fridge/freezer.

Other features include carpets throughout, lino in the bathroom, oven with gas hob, modern electric shower, secure entry phone system, 1 allocated parking space, 9 visitor parking spaces, communal grounds, fully double glazed and gas central heated.

PLEASE SEE THE VIRTUAL 360 VIEWING and FLOOR PLAN, BEFORE ARRANGING A VIEWING.

Available now.

Rent £925pcm. Deposit £1,067.

Long term tenancy wanted.

EPC Rating - C

Total Floor area - 58 Square Meters / 624 square foot. (information from the official EPC)

Council Tax Band - B = £1786 pa / £149 pcm (approx)

Gas & Electric (smart meter) - Octopus energy- estimated monthly cost to be £45 to £75 together. (vary on usage and time of the year)

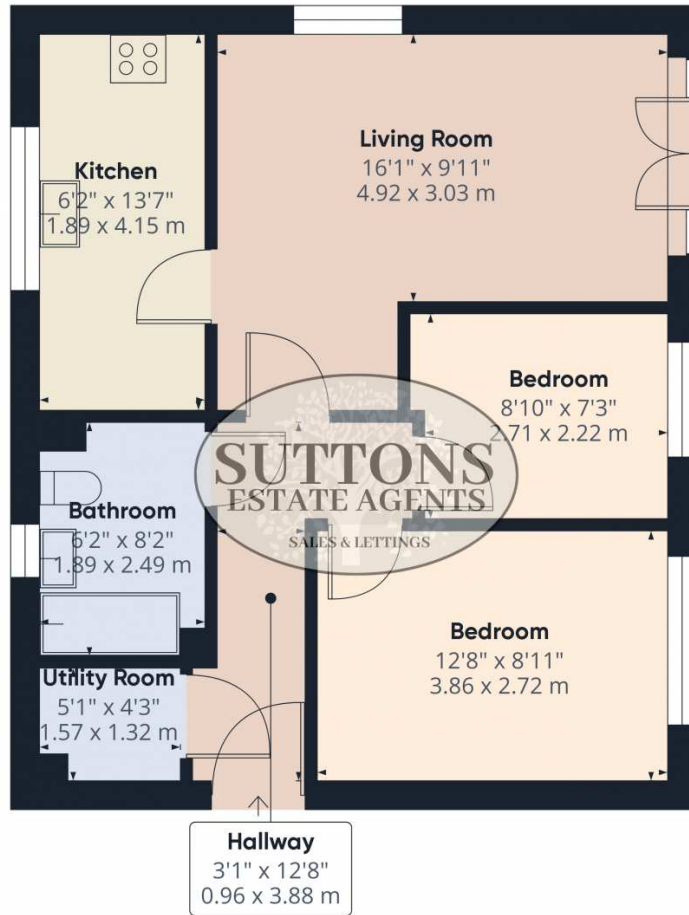
Water (metered) - estimated monthly cost £30 - £35 total.

Public bus - 20B/ 48C takes 29 minutes to get to City Centre.

Public bus - 20A / 78A takes 35 min to get to Walsgrave Hospital.

Flat located on the first floor accessed by stairs only, no lift.

The landlord of this property is an employee (or associate) of Suttons Estate Agents, and this declaration is made in accordance with the Estate Agents Act 1979



Approximate total area<sup>(1)</sup>  
580.6 ft<sup>2</sup>  
53.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

