



**27 Whitley Court,  
Coventry, CV3 4AH**

**Rent: £895 PM**

AVAILABLE FROM: **Now**



2



1



1



- Top floor spacious flat
- Just off London Rd easy access JLR
- Shops and buses nearby
- Lounge, fitted Kitchen with appliances
- 2 big bedrooms & bathroom
- Gas central; heating & double glazing

**Location:** From the city along London Rd, past the Ford Garage, turn left by the Royal Oak pub. Whitley Ct is then on the left, No 27 is in the rear block.

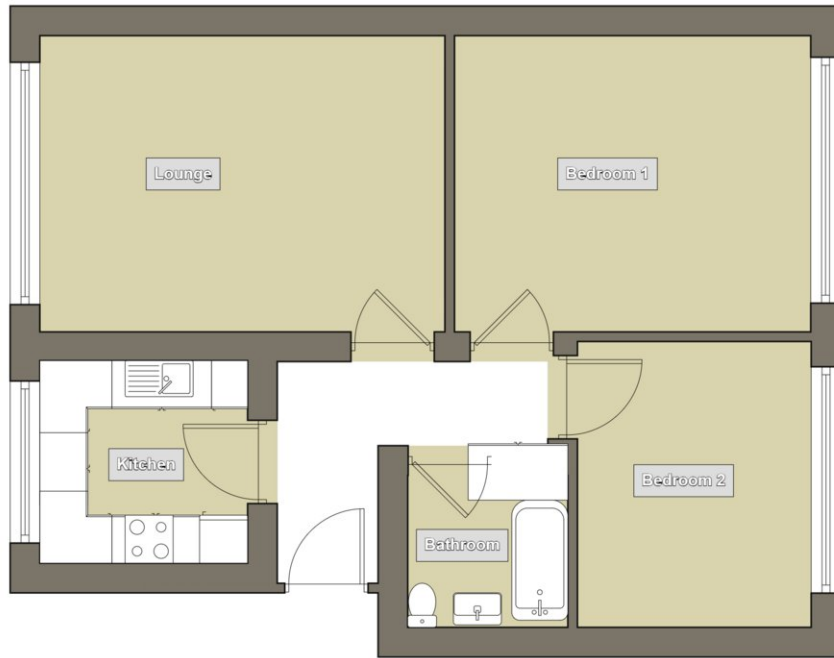
**Paul  
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Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)  
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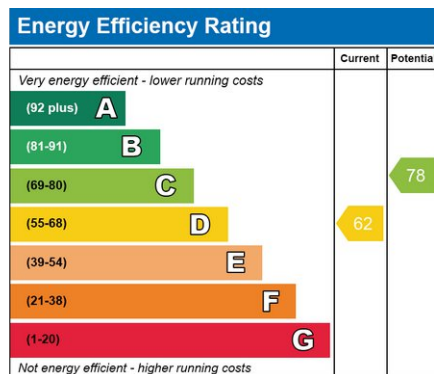
## Floorplan

For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



Located just off London Road where buses run to many destinations, this top (2nd) floor very well presented flat has Gas central heating and double glazing.  
With easy access to the city centre, A46 & A45 and with JLR HQ and engineering centre just a short walk away makes this a very conveniently located property.

**EPC**



|                           |  |
|---------------------------|--|
| <b>Main hall Entrance</b> | With entryphone unit   |
| <b>Hall</b>               | with double door store cupboard  |
| <b>Lounge</b>             | 3.74 x 5.06 - (12'3" x 16'7") with central heating radiator and laminate floors  |
| <b>Fitted Kitchen</b>     | 2.53 x 3.23 - (8'4" x 10'7") Range of base and wall units with Gas hob, built under oven, built in fridge and freezer, washing machine and dishwasher. |
| <b>Bedroom 1</b>          | 3.74 x 4.45 - (12'3" x 14'7") With range of fitted wardrobes, dressing table and central heating radiator  |
| <b>Bedroom 2</b>          | 3.57 x 2.92 - (11'9" x 9'7") With built in cupboard and central heating radiator   |
| <b>Bathroom</b>           | fully tiled with bath with electric shower over, wash basin and low level WC   |

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>RENT: £895 pcm</b>             | <b>BILLS NOT INCLUDED</b>         |
| <b>AVAILABLE FROM: Now</b>        | <b>RENTAL TERM: Long Term</b>     |
| <b>SECURITY DEPOSIT: £1032.69</b> | <b>HOLDING DEPOSIT: £206.53 *</b> |
| <b>COUNCIL TAX BAND: A</b>        | <b>EPC RATING: D</b>              |

\*Holding deposit will form part of the first months rent on move-in. Deposit is not refundable for unsuccessful application or application withdrawal

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