



**Rosemary Close,
Coventry, CV4 9NZ**

Rent: £750 PCM

AVAILABLE FROM: Mid August



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- 1 Bedroom 2nd Floor Apartment
- Close to Local Shops & Amenities
- Good Transport Links
- Well Presented & Neutrally Decorated Throughout
- Suitable for Single Occupancy
- Bills NOT Included

Location: From the A45 at the Wing Wah roundabout turn onto Broad Lane, turn left into Hawthorne Lane and 1st right into Rosemary Close

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

Call **02476 258492**

Website: www.covagent.co.uk



Floorplan



Floorplan is for general guidance only and is NOT to scale. Position of doors, windows, fixtures and furnishings are approximate.



Located in the popular area of Tile Hill with local shops and amenities just a short walk away and providing easy access to public transport links, the A45 and the City Centre.

Suitable for single occupancy the apartment is offered Un-Furnished and comprises of Hall, Lounge with door to balcony, Kitchen, Double Bedroom and Bathroom.

Hall	carpeted with large walk-in storage cupboard and convector heater
Lounge	4.52 x 3.78 - (14'10" x 12'5") carpeted with focal point fireplace, convector heater, window and door to balcony
Kitchen	3.30 x 2.08 - (10'10" x 6'10") with a range of light coloured base and wall units with roll edge worktops, electric hob and built under oven, double glazed window and tiled floor
Bedroom	3.35 x 3.76 - (11'0" x 12'4") carpeted with convector heater and double glazed window
Bathroom	with pedestal wash basin, low level WC, panelled bath with electric shower over, double glazed window and tiled floor

RENT: £750	BILLS NOT INCLUDED
AVAILABLE FROM: Now	RENTAL TERM: Long Term
SECURITY DEPOSIT: £865	HOLDING DEPOSIT: £173.00*
COUNCIL TAX BAND: A	EPC RATING: D

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EPC

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Correspondence address: Friars House,
Manor House Drive, Coventry CV1 2TE

