



9 Kingsley Court, Binley Woods, Coventry, CV3 2JP

Asking Price £850.00 p.c.m.



TWO BEDROOM FLAT SECOND FLOOR FLAT
VILLAGE LOCATION
NEWLY RE-FITTED KITCHEN
GOOD SIZE LOUNGE WITH BALCONY
FITTED BATHROOM
UNFURNISHED
CLOSE TO WOODLANDS AND SHOPS
GARAGE IN BLOCK
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.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Communal Entrance

Main Entrance door. Stairs off to the First Floor.
Access to large Communal storage shed.

Second floor

Door into flat

Hallway

With Built-in cupboard. Door into Lounge and:

Bathroom

White Suite comprising: Panelled bath with shower over, vanity sink unit, Low level wc. UPVC double glazed window to the side.

Lounge

3.63m (11' 11") approx x 5.5m (18' 1") approx
Doors off to the Kitchen, Bedroom 1 and 2.
Feature Fireplace. electric wall heater. Double glazed patio doors to the Balcony.

Kitchen

2.4m (7' 10") approx x 2.89m (9' 6") approx
Newly Re-Fitted Kitchen comprising White Gloss finish Ample wall and base units with worktops over. Cupboard housing hot water tank, stainless steel single drainer sink unit and mixer tap. Tiled splashbacks, Built in cooker with extractor fan over, space for Fridge/freezer, plumbing and space for automatic washing machine. UPVC double glazed window to the front.

Bedroom 1

3.48m (11' 5") approx x 3.3m (10' 10") approx
Built in Double wardrobe. Wall mounted electric heater. UPVC double glazed window to the side

Bedroom 2

2.27m (7' 5") approx x 3.46m (11' 4") approx
Built-in Double wardrobe. wall mounted wall heater. UPVC double glazed window to the side.

Balcony

Sliding patio doors onto Balcony. Wood decking and metal railings



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OUTSIDE

Gardens - Communal Gardens and communal parking Large communal store shed.

Garage

Garage located in a block

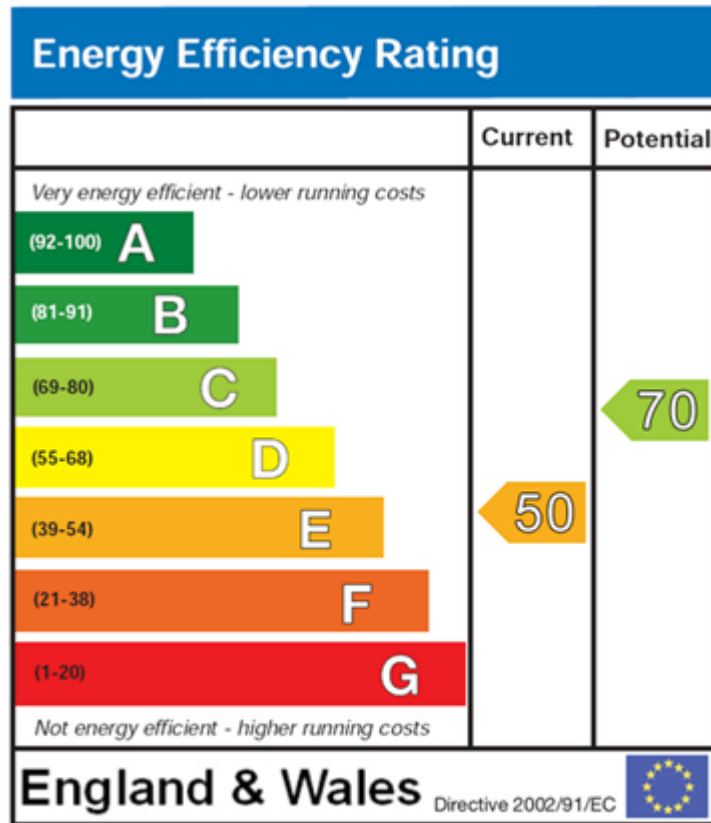
AGENTS NOTES

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) Tenants are advised to recheck the measurements before committing to any expense.



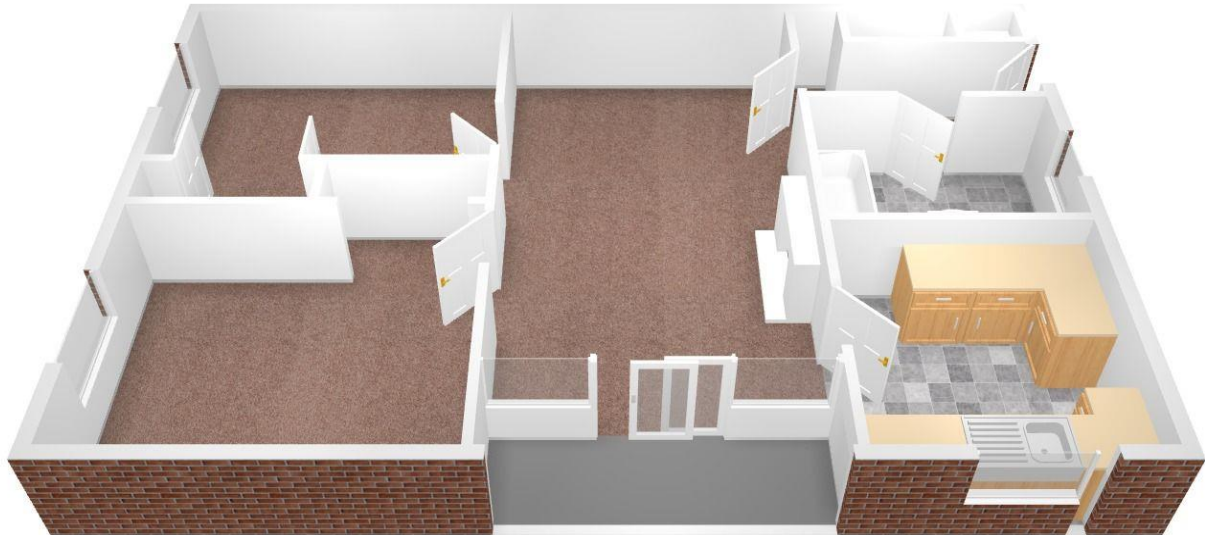
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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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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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