



1 Leaf Court

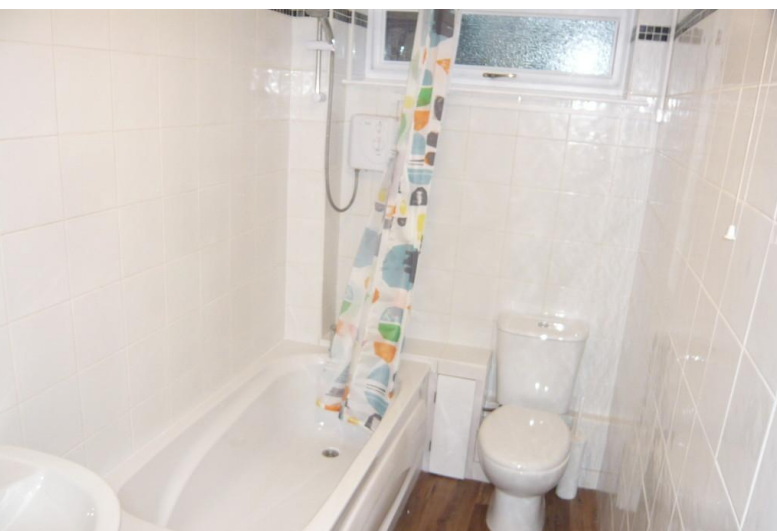
Fenside Avenue, CV3 5QJ

- Ground floor apartment
- 1 furnished bedroom
- Fully tiled bathroom with shower

£595pcm

Furnished





PORCH ENTRANCE

Intercom security entrance, secure double glazed front door

ENTRANCE VESTIBULE

Carpeted entrance with fitted matting, sensor lighting, stairs to upper floors, access to refuse area and inner door to

ENTRANCE HALL

Shared with 4 apartments, fully carpeted, sensor lighting, security door to rear with access to rear parking and front door to apartment 1

RECEPTION HALL

14' 9" x 3' 4" (4.5m x 1.02m) New entrance matting a carpet, fitted wall mirror, spot light fitting, desk/storage unit, main wired smoke alarm, electric programmable radiator

STORAGE /WARDROBE

5' 8" x 2' 3" (1.73m x 0.69m) Fitted carpet, hanging rail, storage shelf, fitted light and housing a small Bendix Freezer.

KITCHEN /LIVING ROOM

13' 10" x 14' 6" (4.22m x 4.42m)

KITCHEN

Fitted in high gloss grey units with wood block effect worktops with tiled splash backs, single drainer sink unit, tall storage unit, base and wall cupboards, drawers, 4 ring electric ceramic hob, single electric oven and hob, illuminated cooker filter above, under unit lighting, integrated larger fridge, main wired smoke alarm, wood strip effect floor covering.

LIVING AREA

Carpeted, wood slat blind to side double glazed window, spot light fitting, pendant light and shade, 2 seater sofa, table/desk with 2 white dining chairs, grey coffee table, large wall mirror and large design wall art. Electric programmable radiator.

FURNISHED BEDROOM

10' 9" x 7' 2" (3.28m x 2.18m) Carpeted, wood slat blind to double glazed window, double bed frame with mattress and headboard, oak matching bedside 3 drawer unit, further matching 4 drawer unit with mirror above, wall picture. Electric programmable radiator with thermostat.

BATHROOM/SHOWER

10' 10" x 4' 9" (3.3m x 1.45m) Fully tiled in white tiling with decorative mosaic boarder, white suite panelled bath with electric shower with adjustable shower rail and fitting, shower curtain, pedestal wash hand basin with mirrored cabinet above and shaver point, low level W C, high level double glazed window with privacy glazing, electric fan heater, wood effect floor covering,

AIRING CUPBOARD

With hot water tank on 24hour programmable timer, fitted Bosch automatic washing machine.

OUTSIDE

Maintained communal gardens with grass, hedges, trees and shrubs.

PARKING

To the rear of the apartments is a parking courtyard with an allocated space for each apartment together with visitor spaces.

FEES

Letting Fees Information for tenants

Administration Fee - £250 inc VAT for the first two tenancy applicants - any additional applicant will be charged at £90 inc VAT.

These other fees may also apply.

Inventory and Schedule of Condition Charge - £60 inc VAT

Check out fee - £30 inc VAT

Credit card payments are charged at an additional 2.5%

Deposit

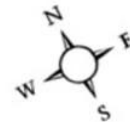
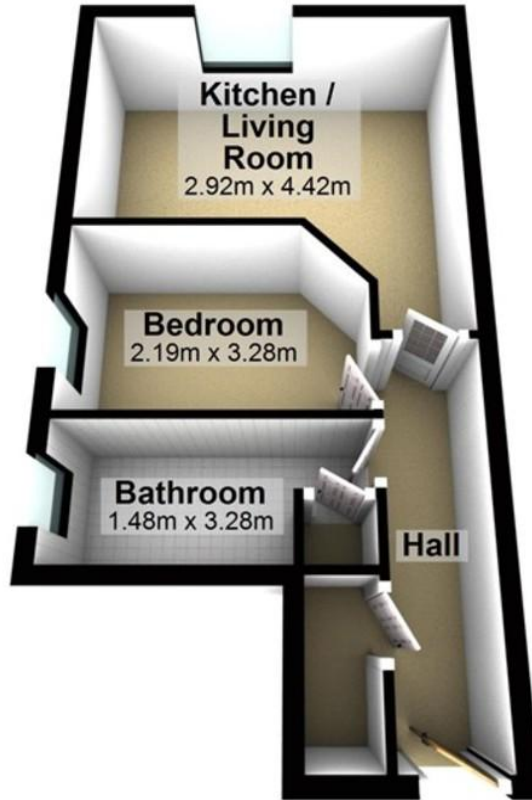
The deposit is equivalent to one months rent plus £200. For example a property at a rental of £750 per calendar month the deposit will be £750 + £200 = £950 deposit.

Pet deposit £400 returnable additional deposit. (IF APPLICABLE)



Ground Floor

Approx. 33.3 sq. metres



Total area: approx. 33.3 sq. metres

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	68
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
56	58
England, Scotland & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band A

LOCAL AUTHORITY

Coventry City Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: lettings@boothroyd.co.uk
W: www.boothroyd.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.