

**Paul
Chillingsworth
Homes**

Tel: 024 7625 8492

Sales & Lettings

Email: reception@covagent.co.uk

www.covagent.co.uk



151 Grindle Road, Coventry, CV6 6DS

**Rent £650
Deposit £975
Available Now**

Modern ground floor unfurnished flat with use of Garden overlooking canal, benefitting Lounge/Diner overlooking canal, Kitchen, 2 Bedrooms, Bathroom, allocated parking, a security entry phone system, gas central heating and double glazing.

The property is in a development of modern flats and houses and is only a five minute drive from the M6 motorway. There is a regular bus service into and out of the city centre with the Tesco Superstore and Coventry Arena just a five minute drive away.

Location: leave city along the Foleshill Road, continue for about 3 miles into Longford centre, turn left just over Longford Bridge into Sydnall Rd Follow the road to the right then first left into Grindle Road.

**Selling, letting & managing property
across Coventry & Warwickshire**



23 Warwick Row, Coventry CV1 1EY

Principal: Paul Chillingsworth

Communal entrance door with intercom	into shared entrance hall
Entrance Hall	with security intercom system, radiator, central heating thermostat, telephone point
Lounge/Dining Room	19'6 x 11'8 with upvc double glazed French doors leading to garden overlooking Coventry Canal, radiator
Kitchen	11'7 x 10'8 with range of base units and wall cupboards with pelmet lighting below, single bowl sink unit, wall tiling to work surfaces, built-in electric oven and gas hob with extractor hood over, radiator, upvc double glazed window and gas fired Combi boiler, fridge/freezer and washing machine
Bathroom	With white suite comprising low level w.c., pedestal wash basin, paneled bath with electric shower over, electric shaver point, radiator and extractor fan
Bedroom 1	11'4 x 10'3 with upvc double glazed window with views over the canal, radiator
Bedroom 2	10'3 x 7'9 with upvc double glazed window and radiator
Outside	Use of communal garden leading to the canal and allocated parking space
	<i>These details have been prepared based on another flat we handle in the block, we therefore cannot guarantee the accuracy of the above measurements</i>

Viewing Call: **PAUL CHILLINGSWORTH HOMES** on **024 7625 8492**

EPC Rating=C

Council tax band=B

GENERAL INFORMATION

To initially reserve a property, a completed application and the fees below must be submitted to our office, it is our policy to process only one application at a time.

Application Forms: Pick one up from our office or contact us with your email address and we will send an online form for you to complete. By applying for one of our properties you are confirming that you accept our agency terms and conditions, a copy will be provided on request

Application fee: £200 for the first adult plus £100 for each additional adult to cover referencing etc. is payable. £100 is also payable if guarantors are required. This fee is non-refundable. This will also include preparation of the tenancy agreement and other documentation.

The application will be processed and landlord's approval obtained. If the move in to the property is scheduled more than 14 days from the approval a Holding fee of £200 will be required, this will be non-Returnable if you change your mind, deducted off the security deposit move in monies.

To move in: 1 month's rent in advance is required plus a security deposit of 1.5 months rent which will be held and returned at the end of the tenancy subject to any dilapidations or rent arrears.

N.B All rents exclude Council Tax, Water Rates and utilities

**Thinking of
Selling or Renting
your home?**

Call Paul on 02476 258492

