



## Unicorn Lane

, CV5 7LL

- Ground floor apartment
- Two double bedrooms
- Night storage heating
- EPC Rating F

£595pcm

Furnished







## THE PROPERTY

A ground floor two bedroom apartment located on the West of Coventry. The property is double glazed and benefits night storage heating. The generous accommodation comprises a reception hallway, sitting room, fitted kitchen, two well proportioned bedrooms and a shower room. Available now FURNISHED

## COMMUNAL HALLWAY

With security access and doorway into the apartment

## HALLWAY

Coir matting on the threshold, night storage heater and all doors off to

## SITTING ROOM

With double glazed windows to front and side, marble fireplace and hearth with an inset coal effect electric fire, furniture includes a three seater leather sofa, armchair, dining table and chairs and a cabinet. Door into.

## KITCHEN

With shaker style units to wall and base. The base units have a stone effect roll topped worksurface over with an inset single drainer sink unit set beneath the double glazed window. Tiling to splashbacks. Electric stove, fridge and freezer and a washing machine. Double glazed window to the rear.

## BEDROOM ONE

Double glazed window to the fore, night storage heater, double bed, two wardrobes and bedside cabinets.

## BEDROOM TWO

Double glazed window to the rear, single bed and bedside table

## SHOWER ROOM

With corner shower, wash hand basin and a low flush wc. Tiled to full height, dimpled heater and frosted double glazed window to the rear.

## 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

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. 56.4 sq. metres



Total area: approx. 56.4 sq. metres

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
37	45
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
35	43
England, Scotland & Wales	
EU Directive 2002/91/EC	

### COUNCIL TAX BAND

Tax band

### LOCAL AUTHORITY

Coventry City Council

### OFFICE

19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

T: 01926 851451

E: [lettings@boothroyd.co.uk](mailto:lettings@boothroyd.co.uk)

W: [www.boothroyd.co.uk](http://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