







## SUMMARY

**\*\*ATTENTION PROFESSIONALS\*\*** Need to move quickly? This large **DOUBLE ROOM** is **AVAILABLE NOW** and situated in a house share property a short walk from University Hospital (UHCW). **ALL BILLS INCLUDED**. The room must be viewed to really appreciate the space on offer.

## THE ROOM

Room 1 is the largest room within the property and is located on the ground floor. The furniture is **BRAND NEW** and includes; a double bed and mattress, chest of drawers and wardrobe. Each bedroom also benefits from a flat screen TV. The space on offer is perfect to unwind and relax and make your own.

## THE PROPERTY

The property has been recently decorated throughout with newly fitted carpets. All tenants have the shared use of a fitted kitchen and communal lounge / dining area as well as a bathroom.



The communal areas benefits from; an electric oven and gas hob, washing machine, ample fridge, freezer and cupboard space. There is also a modern dining table, chairs and leather effect sofa.

The property has a full serviced and certified boiler for efficient hot water and central heating system. There is also a smoke alarm system throughout the property.

The property also benefits from a rear patio garden.

Ideal for summer evenings and BBQ's. A parking permit is available on request from the Landlord.

### THE LOCATION

The location of the property is ideally located for professionals working at University Hospital Coventry & Warwickshire - with the main building being a 20-minute walk away. There is a local convenience store within close proximity which is ideal for last minute groceries and supplies.

There are good public transport links via buses into Coventry City Centre, with the nearest bus stop only a 5-minute walk away.

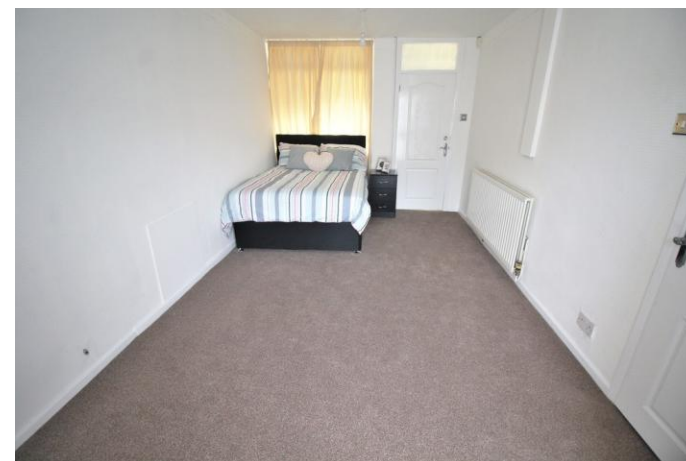
### ALL INCLUSIVE OF BILLS

Bills are included with the rent for the property. This covers utilities, broadband, council tax and TV licence.

Please note that there is a fair usage policy as part of your contract.

### FURTHER INFORMATION

Deposit & References Required.









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