



## 29 The Willows, 13 Coney Lane, Longford, Coventry, CV6 6EF

Asking Price £800.00 p.c.m. Per Calendar Month



Two Bedroom First Floor Apartment  
uPVC Double Glazed & Storage Heating  
Spacious Lounge with Balcony overlooking Canal  
Fitted Kitchen  
Fitted Double Wardrobes & EnSuite Shower Room to Bedroom 1  
Fitted Bathroom  
Allocated Parking  
Unfurnished \* AVAILABLE MID/END MAY 24

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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## Accommodation Comprising

Door to:

### Hall

With all rooms off. Electric heater.

### Lounge

11'5 (3.35 M) approx. x 17'3 (5.18 M) approx.  
uPVC double glazed window to the side and rear.  
Storage heater. Door to Balcony with overlooks  
Coventry Canal.



### Kitchen

8'4 (2.44 M) approx. x 7'8 (2.13 M) approx.  
Fully fitted with ample wall and base units with work  
surfaces over. Built in electric oven, hob and extractor  
fan. Tiled floor. Built in fridge/freezer. Built in  
washing machine. Single drainer stainless steel sink  
unit. Built in cupboard housing hot water tank. uPVC  
double glazed window to the rear.



### Bathroom

Fitted traditional white suite comprising of panelled  
bath, low level wc and pedestal wash hand basin.  
Tiled floor.

### Bedroom 1

9'7 (2.74 M) max. x 12'5 (3.66 M) max.  
uPVC double glazed window to the front. Wall  
mounted electric heater. Built in double wardrobe.  
Door to:



### En Suite Shower Room

Shower cubicle. White pedestal wash hand basin and  
low level wc. uPVC double glazed window to the side.

### Bedroom 2

7'1 (2.13 M) approx. x 9'2 (2.74 M) approx.  
uPVC double glazed window to the front. Wall  
mounted electric heater.

### Exterior

Communal garden. Allocated parking place.



**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) MONEY LAUNDERING REGULATIONS Intending tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in proceeding with the tenancy. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential tenants are advised to recheck the measurements before committing to any expense.



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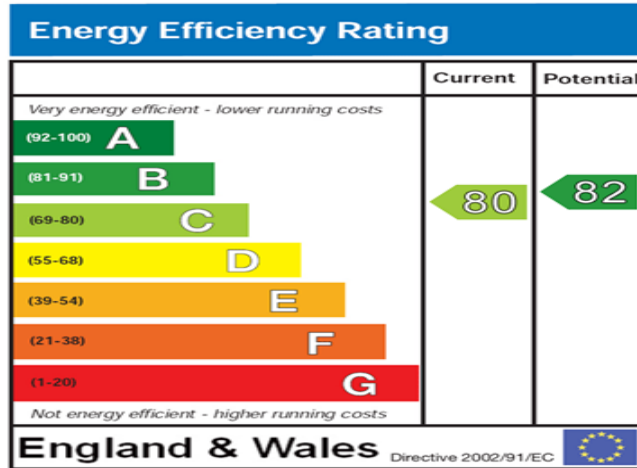


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**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.

**AGENTS NOTES**

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.