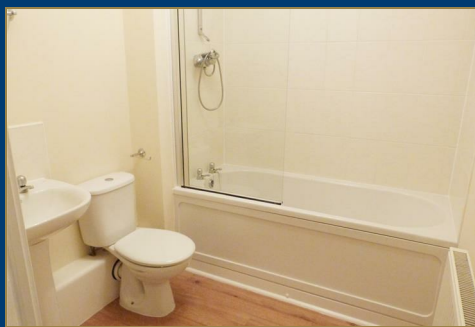




**ASSURED
RESIDENTIAL**

8 Eaton Road
Station Square
Coventry CV1 2FF
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Fax: 024 7622 5040
Email: lettings@assuredresidential.com
Web: assuredresidential.com



**15 Calverly Court, Paladine Way
Coventry, CV3 1NG**

£575 Per Month

A well-proportioned contemporary third (top) floor one-bedroom apartment extending situated on a popular modern development to the South-east of Coventry City centre. The property comprises communal entrance with staircase to the upper floors. The layout includes hall, good sized bedroom, bathroom with shower and screen over bath, spacious open plan living room with kitchen area. Benefiting from UPVC double glazing and gas central heating. The property has just been redecorated throughout and there is new carpeting. Outside are communal grounds and secure parking. Located two miles from the City Centre which provides shopping, bars and restaurants plus the main line railway station offers easy access to London, Euston. Offered on an unfurnished basis. AVAILABLE DECEMBER.



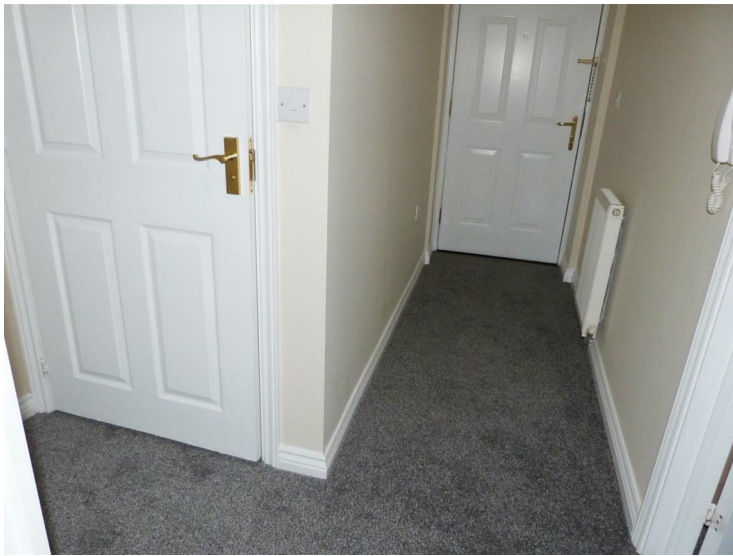
VIEWINGS DURING CORONAVIRUS RESTRICTIONS

We consider there still to be a serious threat of Coronavirus infection so to protect our staff and customers we will operate a strict viewing protocol. We would invite genuine initial enquiries only from parties giving brief details of your current circumstances. Only the prospective tenants will be invited to view, no children, friends or relatives will be permitted to attend and you will be required to wear a face mask to prior to entering the property, keeping it on at all times and taking it with you on your departure. We will require you to keep together and not to touch anything within the property, with your hands by your side or in your pockets and to maintain social-distancing at all times.

COMMUNAL ENTRANCE

Access to the apartment is via security door and stairs to the upper floors. External intercom.

L-SHAPE HALL



Having wall mounted door entry phone, single panel radiator and airing/boiler cupboard off.

BATHROOM

Having ceiling mounted extractor fan, single panel radiator and modern white suite with a chrome mixer shower and shower screen over the bath. Vinyl flooring in laminate effect.

BEDROOM

9'3" x 13'2" (2.84 x 4.03)



Having double glazed window and single panel radiator.

LOUNGE/KITCHEN

9'10" x 24'0" (3.00 x 7.32)



Having double glazed windows to the rear overlooking a sports field. Two single panel radiators and being open plan to the kitchen.

KITCHEN AREA

Having single panel radiator, stainless steel single drainer sink, range of matching maple effect base and wall cupboards with contrasting work tops. Nest of drawers. Integrated stainless steel gas hob and electric oven below. Space for white goods. Vinyl flooring in laminate style.

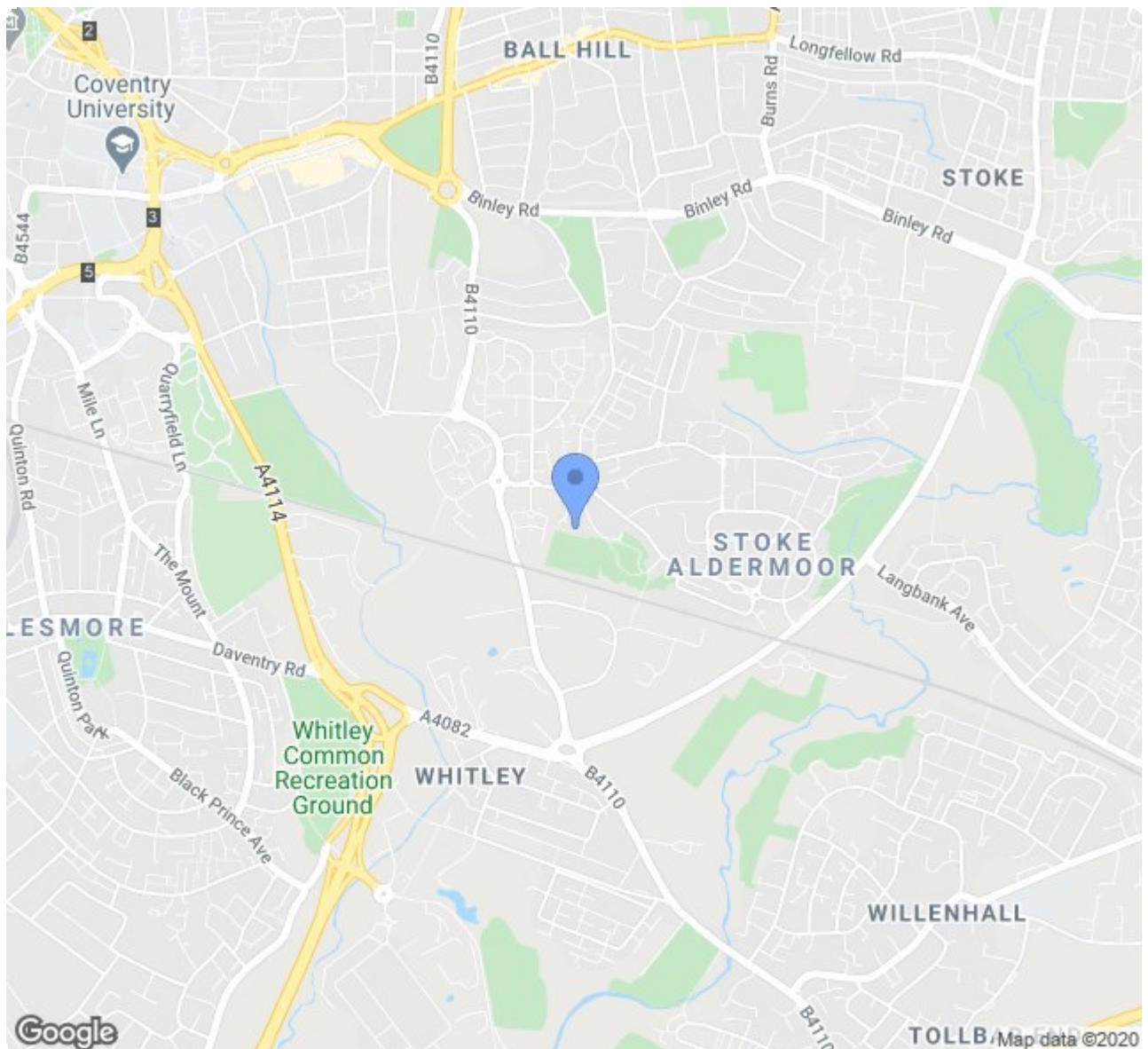
PARKING

Communal grounds and secured parking space.


COUNCIL TAX

Band A.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.