

The logo for GLB Property Services Ltd, featuring the letters 'GLB' in a white, sans-serif font inside a blue square.

PROPERTY SERVICES LTD



## 23 Paynes Lane Hillfields, Coventry, CV1 5LN

£650 Per Calendar Month



Looking for a little luxury? Look no further than these stunning studio apartments available just a 10 minute stroll to Coventry City Centre & University...brand new, furnished to a high standard, including bills and available immediately....winning!!

These little gems comprise of a large communal modern open plan kitchen/dining/living area, perfect for a bit of extra space when entertaining as well as the utility area and access to the garden.

These luxury studio apartments have been designed to really appreciate and utilise the space exceptionally well, cleverly creating a subtle dividing bed/living area space. The kitchenette is equipped for all your daily requirements including a microwave, sink and an under counter fridge with freezer compartment (the main communal kitchen includes a hob and oven as well as a dishwasher should they be required), a lovely little lounge area with sofa, coffee table and TV, as well as a desk for all your study or work requirements. The shower room has a wonderfully modern tile design with a spacious shower, sink & toilet. The whole apartment comes fully furnished to a high standard.

Available immediately, early viewings highly recommended to avoid disappointment.

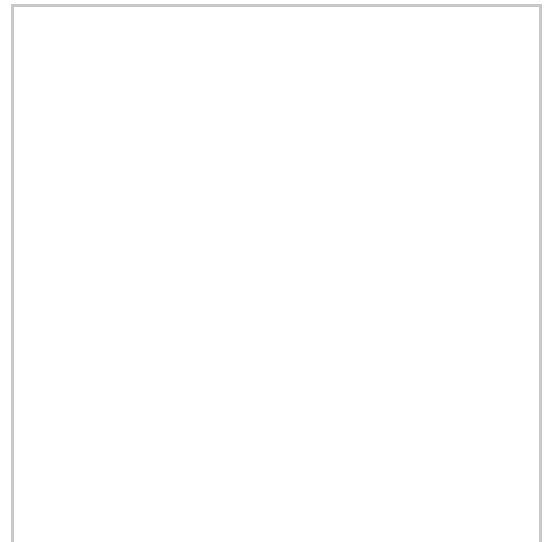
£650.00per calendar month. Including Bills (electric, gas, water, TV licence, WIFI & Council Tax)



## Area Map



## Floor Plan



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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. Intending purchasers 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.



GLB Property Services Ltd  
Bayley House, 22-23 Bayley Lane  
Coventry, CV1 5RJ

T. 02476 433416

info@glbpropertyservices.com  
www.glbpropertyservices.com