



**ASSURED  
RESIDENTIAL**

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**18 Alverley Road  
Coventry, CV6 3LH**

**£625 Per Month**

A particularly desirable and well proportioned second floor two bedroom apartment located in Daimler Green, just to the North of Coventry City centre. The decor and trimmings are fresh and modern with beige basket weave textured carpeting and modern Venetian blinds throughout. The kitchen is well fitted with modern silver door wall and base units and in addition to an electric oven and hob, includes a concealed washer dryer and a fridge freezer. The bathroom has a shower over the bath. Offered on an unfurnished basis. AVAILABLE IMMEDIATELY.



## 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.

## COMUNAL ENTRANCE

The property is accessed via a communal stair and hallway and has the benefit of a security door entry phone.

## HALLWAY

3'4" x 14'4" (1.02 x 4.37)

With a slimline night storage heater.

## LOUNGE

13'0" x 13'10" (3.96 x 4.22)



A good sized lounge with a night storage heater.

## KITCHEN

7'0" x 9'0" (2.13 x 2.74)



A well fitted modern kitchen with silver door units, electric oven and hob, concealed washer dryer and a fridge freezer.

## BATHROOM

6'2" x 9'11" (1.88 x 3.02)



Fitted with a stylish off white Ideal Standard suite with an electric shower over the bath.

## BEDROOM ONE

10'3" x 10'1" (3.12 x 3.07)



With built in wardrobes and an outlook over trees.

## BEDROOM TWO

7'5" x 10'8" (2.26 x 3.25)

With an outlook over trees.

## ALLOCATED PARKING

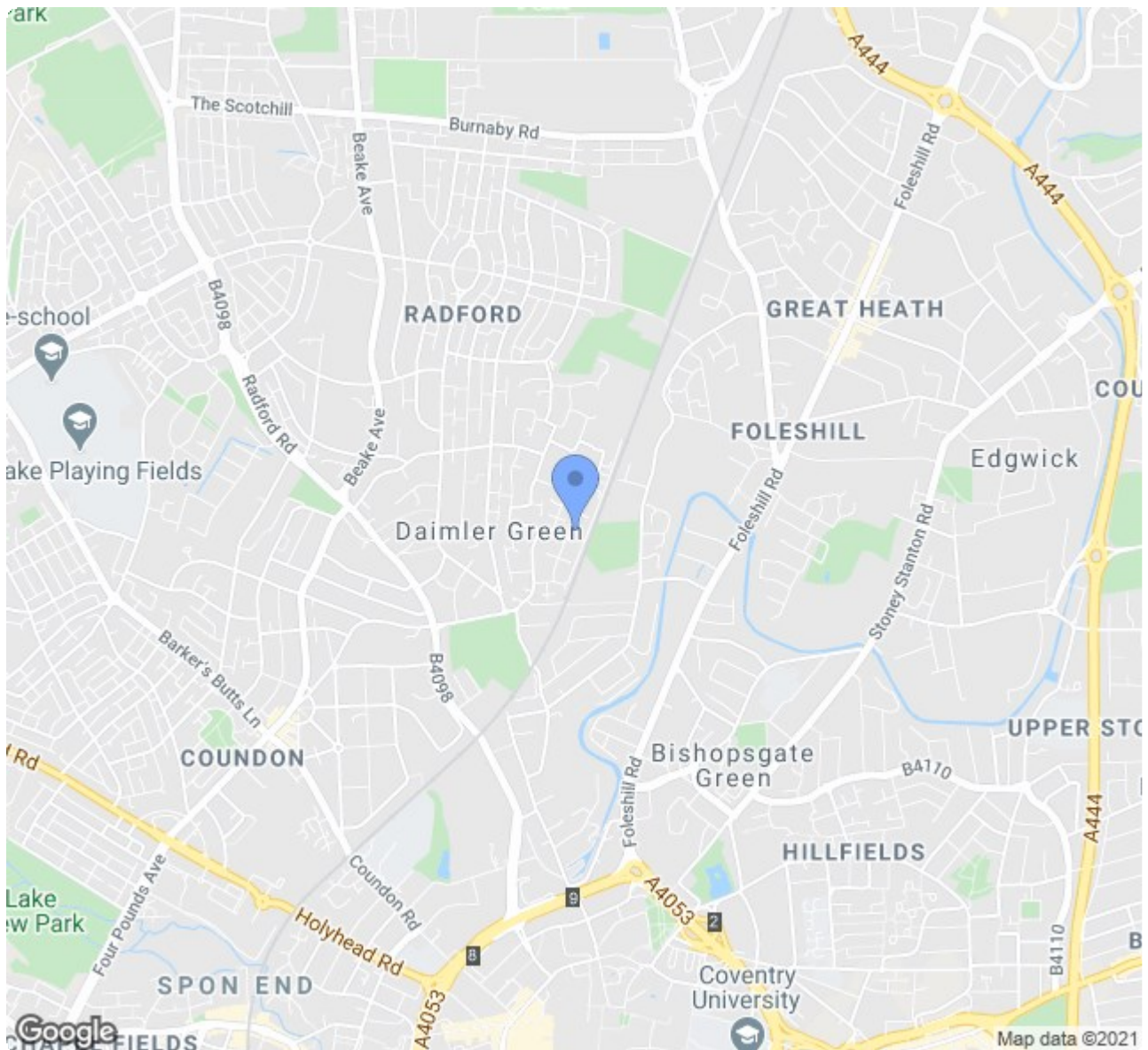
With an allocated parking space to the rear.

## COUNCIL TAX


Band A







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>74</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		
<b>England &amp; Wales</b>	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.