

COVENTRY ROAD, RUGBY CV23 9RH



A WELL PRESENTED ROOM IN A HOUSE SHARE.

- Double Bedroom
- Ensuite Shower
- Shared Kitchen
- Shared Lounge
- Outside balcony space
- Available: Immediately
- Rental includes bill except gas

1 BEDROOMS

£490 PCM

A room share in this apartment, well presented, benefitting from its own shower room.

Marton is located mid way between Coventry and Southam and is an ideal location for commuting.

The property has shared kitchen facilities, lounge and a small balcony space.

The rental includes the utilities bills except the gas, which is an additional cost.

Raven View Room 14'1" (to widest point) (4.31m (to widest point))

One Bedroom with En suite in shared Flat

Double Bed with storage draws underneath either side of bed.

Comes with storage and Wardrobe (3 Draw Dresser and 5 Draws storage)

Two plug sockets (1 standard plug Socket and 1 with USB inputs)

Dual Aspect Windows

2 Bedside Tables

Bathroom 5'7" x (1.71m x 2.65m)

Own Private Bathroom with shower/bath

Kitchen Area

Shared Communal Kitchen and lounge Room

Gas Bill

The gas will be divided between the occupants for payment, all other bills are included in the rental.

Tax Band

The Council Tax Band is included in the rental

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |