



**Hexworthy Avenue,  
Coventry, CV3 6LT**

**Rent: £745 PCM**

AVAILABLE FROM: 05/11/2024



- 1st Floor Apartment
- 2 Good Sized Bedrooms
- Fitted Kitchen
- Gas Central Heating
- On Street Parking
- Bills NOT Included
- 

**Location:** Along Leamington Rd, right into Dewsbury Ave, 2nd left into Hexworthy Ave. The flat is above the hair salon and accessed at the rear

**Paul  
Chillingsworth  
Homes**

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

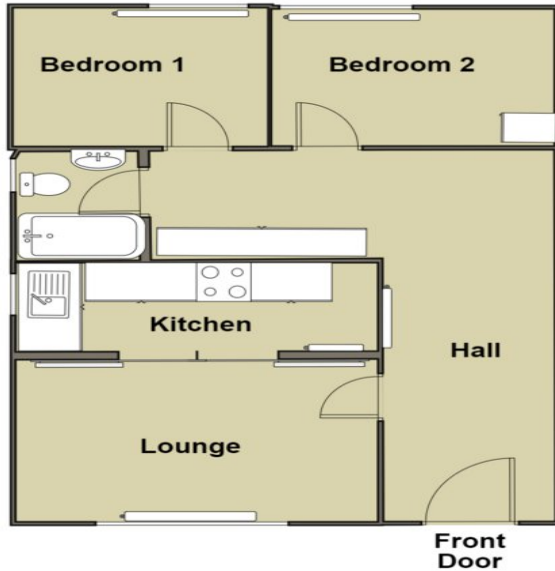
Call **02476 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)



## Floorplan

For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



Superbly located on the south side of the City in Styvechale Grange, this 2 Bedroom first floor Apartment is offered Unfurnished and is situated close to local shops and amenities.

Comprising of Hall, Lounge, Fitted Kitchen, 2 Good Sized Bedrooms and Bathroom the property also benefits from uPVC Double Glazing, Gas Central Heating and On Street Parking.

**EPC**

<b>Stairwell</b>	with stairs to a 1st floor balcony and door to No 34
<b>Hall</b>	with central heating radiator, boiler cupboard, further airing/store cupboard
<b>Lounge</b>	4.14 x 4.50 - (13'7" x 14'9") with uPVC sealed unit double glazed window, central heating radiator and double doors to:
<b>Kitchen</b>	4.14 x 1.85 - (13'7" x 6'1") with range of beech style base and wall units with roll edge worktops. Central heating radiator, uPVC sealed unit double glazed window and fitted electric cooker.
<b>Bedroom 1</b>	2.90 x 4.44 - (9'6" x 14'7") with uPVC sealed unit double glazed window and central heating radiator.
<b>Bedroom 2</b>	2.13 x 4.44 - (7'0" x 14'7") with fitted cupboard, uPVC sealed unit double glazed window and central heating radiator.
<b>Bathroom</b>	with modern white suite comprising bath with electric shower over, wash basin and low level WC. Full height tiling, central heating radiator and uPVC sealed unit double glazed window.

<b>RENT: £745 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: 05/11/2024</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £859.61</b>	<b>HOLDING DEPOSIT: £171.92 *</b>
<b>COUNCIL TAX BAND: B</b>	<b>EPC RATING: TBC</b>

\*Holding deposit will form part of the first months rent on move-in. Holding deposit is not refundable for unsuccessful application or application withdrawal.

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