



**Regency Court,  
Coventry, CV5 6HA**

**Rent: £775 PCM**

AVAILABLE FROM: Mid January



**1**



**1**



**1**



- 1 Bedroom 1st Floor Apartment
- Shops and Amenities Nearby
- Easy Access to Public Transport Links
- Off Street Parking
- Suitable for 1 or 2 Person Occupancy Only
- Bills NOT Included

**Location:** Along Albany Rd into Earlsdon Street, turn left into Providence Street and take first right into Regency Court

**Paul  
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<b>Entrance Hall</b>	Carpeted with secure entry telephone, coved cornice and airing cupboard housing the lagged hot water cylinder fitted with an immersion heater.
<b>Lounge</b>	4.06 x 3.56 - (13'4" x 11'8") carpeted with focal fireplace surround with marble insert and hearth two sealed unit double glazed windows, two wall light points, faux leather sofa, slimline night storage heater, coved cornice and dado rail.
<b>Kitchen</b>	3.96 x 1.98 - (13'0" x 6'6") with vinyl flooring and range of base units with built in oven and ceramic hob. Washing machine and fridge/freezer, sealed unit double glazed window, electric extractor fan and coved cornice.
<b>Bedroom</b>	3.05 x 3.96 - (10'0" x 13'0") carpeted with two single fronted fitted wardrobes with a range of three double fronted high level cupboards adjoining, slimline night storage heater, sealed unit double glazed window and coved cornice.
<b>Bathroom</b>	Having a white suite consisting of a panelled bath with electric shower over, pedestal wash basin, low level WC. Wall mounted electric light/shaver point, electric extractor fan and 'Dimplex' wall mounted electric heater.
<b>Outside</b>	Communal parking available to the front of the property.

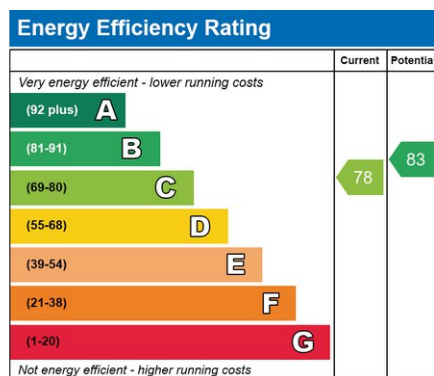
Set back just a short walk away from the bustling Earlsdon Street with local shops, amenities, bars and eateries this 1 Bedroom property, situated on the 1st floor, is part of a 3 storey purpose built block.

Offered Part-Furnished the property comprises of Hallway, Lounge, Kitchen with Appliances, Bedroom with Built-In Storage and Bathroom and benefits from Security Entryphone system and Off Street Parking.

<b>RENT: £775 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: Mid January</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £894.23</b>	<b>HOLDING DEPOSIT: £178.84 *</b>
<b>COUNCIL TAX BAND: A</b>	<b>EPC RATING: C</b>

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

**EPC**



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