



**23 Victoria Court,  
Coventry, CV5 9NR**

**Rent: £950 PM**

AVAILABLE FROM: **Now**



2



1



1



- Superbly located spacious top floor flat
- Next to Allesley Park and golf course
- Shops, schools & Buses to City and B`ham nearby
- Large Lounge with Dining area & westerly balcony
- Fitted kitchen with appliances
- 2 double bedrooms & mod bathroom
- Attractive gardens & on site parking

**Location:** Along the Butts into Allesley Old Rd, 2nd left past the Coop into Allesley Hall Dr, Victoria Court is to the left.

**Paul  
Chillingsworth  
Homes**

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

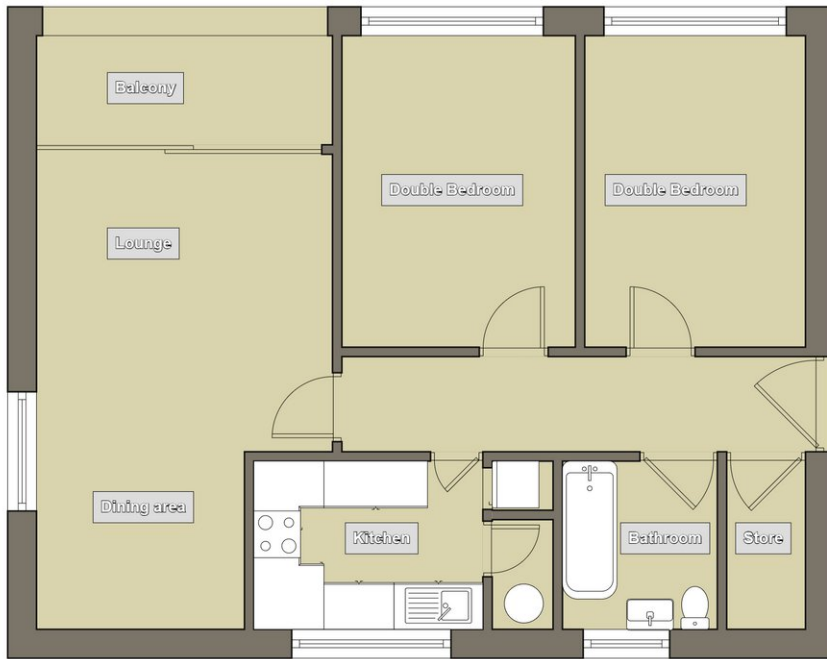
Call **02476 258492**

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



## Floorplan

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



<b>Hall</b>	Large walk in cupboard leading off
<b>Lounge with Dining area</b>	6.10 x 3.70 - (20'0" x 12'2") With focal point fire in fireplace, full width sliding patio doors to a large balcony.
<b>Fitted Kitchen</b>	2.94 x 2.16 - (9'8" x 7'1") Fitted with a range of base and wall units, built in cooker and hob, fridge freezer and washing machine
<b>Bedroom 1</b>	4.00 x 3.17 - (13'1" x 10'5")
<b>Bedroom 2</b>	4.00 x 3.17 - (13'1" x 10'5")
<b>Bathroom</b>	With bath having shower over, wash basin and low level WC
<b>Outside</b>	Large well tened gardens and car parking (not allocated)

Victoria Court is on the edge of the area known as Allesley Park, adjacent to the acres of open parkland and Golf Course. It is well placed on the western edge of the city, just a short drive from A45 with access top Birmingham and motorways. This 2nd (top) floor flat is generously proportioned with a large Lounge with dining area and westerly facing balcony, fitted kitchen, 2 double bedrooms and bathroom.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**EPC**

<b>RENT: £950 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: Now</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £1096</b>	<b>HOLDING DEPOSIT: £219 *</b>
<b>COUNCIL TAX BAND: B</b>	<b>EPC RATING: D</b>

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

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