



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

**Rent: £750 PCM**

AVAILABLE FROM: 14/12/2023



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- 1st Floor Apartment
- Offered Un-Furnished
- Double Bedroom with Built-In Storage
- Fitted Kitchen with Appliances
- Large Lounge with Feature Fireplace
- Shops, Bars & Restaurants nearby
- Available from Mid-December

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

**Paul  
Chillingsworth  
Homes**

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

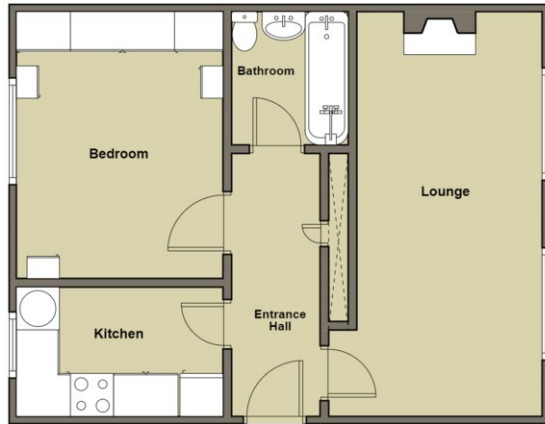
Call **02476 258492**

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



## Floorplan

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



Occupying a super location right in the heart of Earlsdon the property is part of a purpose-built development that benefits from security entryphone system, off street parking and communal gardens.

With local shops & amenities just a short walk away the property also provides good public transport links and easy access to the City Centre, A45/A46 and Motorway Network.

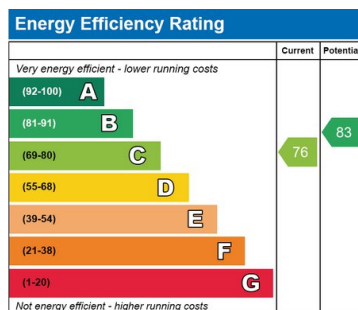
Comprising of Entrance Hall, Fitted Kitchen with Appliances, Lounge, Double Bedroom and Bathroom with Shower over bath the property provides ample accommodation for a single tenant or couple.

<b>Communal Entrance</b>	Main door into communal entrance hall with stairs to first floor and property
<b>Entrance Hall</b>	Having security entryphone, 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") having a fireplace surround with marble insert and hearth, two sealed unit double glazed windows, two wall light points and slimline night storage heater
<b>Kitchen</b>	3.96 x 1.83 - (13'0" x 6'0") Having a range of base and wall units with roll edge worktop, built in oven and hob, washing machine, fridge freezer, double glazed window and wall mounted electric heater
<b>Bedroom</b>	3.05 x 3.96 - (10'0" x 13'0") Having two single fronted fitted wardrobes with a range of three double fronted high level cupboards adjoining, slimline night storage heater and double glazed window
<b>Bathroom</b>	Having suite consisting of a panelled bath with electric shower over, pedestal wash basin and low level WC. Part tiled walls, wall mounted electric light/shaver point, extractor fan and wall mounted electric heater
<b>Outside</b>	Ample parking and communal bin area to the front and communal gardens with clothes drying facilities to the rear

<b>RENT: £750 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: 14/12/2023</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £865.38</b>	<b>HOLDING DEPOSIT: £173.07 *</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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