



**Athol Road
Walsgrave
£900 Per Calendar Month**



A well-presented two-bedroom apartment located on the first floor of Florence Nightingale Court in the popular Walsgrave area of Coventry.

The accommodation comprises a spacious lounge with direct access to a private balcony. There is a separate fitted kitchen with an integrated electric oven and hob, two bedrooms and a bathroom with a shower.

Further benefits include double glazing and electric heating.

The property is conveniently positioned for local shops and amenities, University Hospital Coventry, public transport services and road links towards Coventry city centre, the A46 and motorway network.

Parking is available on the surrounding streets, subject to permit requirements and local restrictions.

Available: Now

- EPC Rating: D
- Two-Bedroom, First Floor Apartment
- Unfurnished
- Lounge with Balcony Access
- Separate Fitted Kitchen with Integrated Electric Oven and Hob
- Bathroom with Shower
- Double Glazing and Electric Heating
- Permit-Controlled Street Parking
- Convenient Location for Local Amenities and Transport Links
- Council Tax Band: A



PLEASE NOTE: General Information
These property particulars are provided for guidance only and do not constitute part of an offer, contract or tenancy agreement. Whilst every effort has been made to ensure the accuracy of the information provided, prospective tenants should satisfy themselves as to the suitability of the property before entering into any agreement. All measurements are approximate, quoted in metric and provided for general guidance only. Fixtures, fittings and appliances referred to within these particulars have not been tested and no guarantee can be given that they are in working order. Photographs are provided for illustrative and marketing purposes only. Images may have been professionally edited to improve presentation, lighting, brightness and overall image quality. No material alterations have been made to the property and the photographs should not be relied upon as a statement of fact. Any reference to furnishings, parking arrangements, services, utilities or other property-related information should be verified by prospective tenants prior to entering into a tenancy agreement.

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