



**Avon Street
Stoke
£850 Per Calendar Month**



Situated in the popular Stoke area of Coventry, this two-bedroom ground-floor flat is offered unfurnished and provides practical accommodation throughout.

The property comprises a lounge with bay window, a modern fitted kitchen with an integrated electric oven and hob, two bedrooms and a bathroom with a shower over the bath. Further benefits include double glazing, electric heating and a small courtyard to the rear.

Avon Street is within easy reach of local shops, amenities and bus routes, with convenient access to Coventry city centre, Coventry University and University Hospital Coventry. Viewing is recommended.

Available: Now

- EPC Rating: C
- Two-bedroom ground-floor flat
- Unfurnished
- Lounge with bay window
- Fitted kitchen with integrated electric oven and hob
- Bathroom with shower over bath
- Double glazing and electric heating
- Small rear courtyard
- Convenient location, close to local amenities & bus routes
- Council Tax Band: A



PLEASE NOTE: General Information
These property particulars are provided for general guidance only and do not constitute part of an offer, contract or tenancy agreement. Whilst every reasonable effort has been made to ensure the information is accurate, prospective tenants should satisfy themselves as to the property's condition, suitability and included features before entering into any agreement. All measurements are approximate, quoted in metric and provided for guidance only. Fixtures, fittings and appliances referred to within these particulars have not been tested by the agent unless otherwise stated. Prospective tenants should confirm which items are included and seek clarification regarding their condition before entering into a tenancy. Photographs are provided for illustrative and marketing purposes only. Images may have been professionally or digitally edited to improve lighting, brightness, clarity and overall presentation. Minor removable items may have been repositioned or removed for presentation purposes. No structural features, permanent fixtures or known defects have been digitally altered or concealed. Prospective tenants should inspect the property in person and should not rely solely upon the photographs. Any reference to furnishings, parking arrangements, services, utilities, availability or other property-related information should be verified before entering into a tenancy agreement. Any tenancy is subject to satisfactory referencing, Right to Rent checks and the signing of a tenancy agreement. Nothing within this notice affects a prospective tenant's statutory rights.

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