





Athol Road
Walsgrave
£750 Per Calendar Month

A well-presented one-bedroom unfurnished ground-floor self contained apartment situated in the popular Walsgrave area of Coventry, benefiting from its own private front entrance and garden area.

The property opens directly into a bright and spacious open-plan lounge and kitchen, providing a practical space for both relaxing and dining. The modern fitted kitchen includes a range of wall and base units together with an integrated electric oven and hob.

Located just off the living area is a good-sized double bedroom, together with a modern shower room fitted with a shower enclosure, wash basin with vanity unit and WC.

Further benefits include double glazing, electric heating, its own private front garden area and on-street parking is available, subject to permit requirements.

Athol Road is conveniently located for University Hospital Coventry and Warwickshire (UHCW), local shops, supermarkets and everyday amenities. The property also offers good access to Coventry city centre, nearby bus routes and the wider road network, including the A46, M6 and M69.

Available: Now

- EPC Rating: C
- Modern One-Bedroom Apartment
- Ground-Floor Accommodation
- Unfurnished
- Private Front Entrance & Garden
- Open-Pan Lounge/Kitchen
- Shower Room
- Street Parking, Permits Required
- Popular Walsgrave Location Near UHCW
- Council Tax Band: A





PLEASE NOTE: General Information
These property particulars are provided for general guidance and marketing purposes only and do not constitute part of an offer, contract or tenancy agreement. Whilst every effort has been made to ensure the information is accurate at the time of publication, prospective tenants are encouraged to satisfy themselves as to the suitability of the property before entering into any agreement.
All measurements, where provided, are approximate and intended for guidance only. Fixtures, fittings, heating systems and appliances referred to within these particulars have not been tested by the marketing agent, and no guarantee is given regarding their condition or working order.
Photographs are provided for illustrative and marketing purposes and may have been taken before the current marketing period. Images may have been professionally enhanced to improve lighting, brightness, clarity and overall presentation. Such enhancements are not intended to materially alter the appearance or features of the property.
Furnishings, fixtures, fittings and appliances shown in photographs or referred to within the description may be subject to change and are not necessarily included within the tenancy. Prospective tenants should confirm which items will be included before entering into a tenancy agreement.
Please Note: The fridge-freezer and washing machine shown in the marketing photographs of this property are not included within the tenancy and will be removed prior to occupation. The integrated electric oven and hob are included.
Any reference to parking, garages, gardens, outdoor spaces or storage facilities is subject to confirmation of availability, permitted use and any applicable restrictions. Rental prices, availability dates and proposed tenancy arrangements are subject to confirmation and may change during marketing.
Tenancy Applications and Referencing: Any tenancy will be subject to the landlord's agreement, satisfactory referencing and affordability checks, Right to Rent verification and compliance with all applicable legal requirements. All prospective tenants will be required to complete the necessary application and referencing process before a tenancy can be confirmed.
Information relating to utilities, council tax, broadband, mobile coverage, transport links and local amenities should be independently verified where important to a prospective tenant's decision.
Elite Property endeavours to provide accurate and up-to-date information and will clarify any queries raised by prospective tenants before they enter into a tenancy agreement.

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