



**107 Park Lodge, Birmingham Rd
Coventry, CV5 9GT**

Rent: £925 Now £895 PM

AVAILABLE FROM: **Now**



2



1



2



- Attractive 1st floor apartment
- New decor & new carpets
- Popular west side location
- Double glazed & gas central heating
- Shops & buses on the doorstep
- Lounge, sep Dining room + kitchen
- 2 big bedrooms, bathroom, on site parking

Location: Follow Birmingham signs from city along Holyhead Rd, at the first island take 3rd exit signposted Allesley Village into Birmingham Rd, Property is on the left

**Paul
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Homes**

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Floorplan

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



Allesley Village is on the western fringe of Coventry with easy access to the A45 towards Birmingham and airport. Buses to the city and Birmingham pass the door.

This larger than average apartment has just undergone a refurb with new decor and carpets, while it is double glazed and centrally heated. Briefly it comprises: Ground level entrance with hall and stairs to the first floor, big lounge, separate dining room, fitted kitchen, 2 big bedrooms, bathroom, outside there are pretty gardens and on site parking.

Hallway	With stairs from ground floor front door to 1st floor landing with airing cupboard and store cupboard
Lounge	5.68 x 3.34 - (18'8" x 10'11") With double glazed rear bow window and central heating radiator
Dining room	3.48 x 1.96 - (11'5" x 6'5") with double glazed window and Central heating radiator. An arch leads to:
Fitted Kitchen	2.47 x 2.55 - (8'1" x 8'4") With range of base and wall units, roll edge worktop, new electric cooker, fridge and freezer
Bedroom 1	4.56 x 3.33 - (15'0" x 10'11") Overall With range of built in wardrobes, central heating radiator and double glazed front window
Bedroom 2	2.73 x 2.30 - (8'11" x 7'7") With large built in over stairs cupboard, central heating radiator and double glazed window
Bathroom	With panel bath with shower and glass screen over, wash basin and low level WC. Half tiled walls with full tiling to the bath/shower area
Outside	The property is set amidst attractive lawned gardens with on site parking

RENT: £895 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: Now	RENTAL TERM: Long Term
SECURITY DEPOSIT: £1032.69	HOLDING DEPOSIT: £206.53*
COUNCIL TAX BAND: B	EPC RATING: C

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EPC

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