



**Pipkin Court, Parkside
Coventry, CV1 2UG**

Rent: £950 PCM

AVAILABLE FROM: 25th July 2023



2



1



1



- 2 Bedrooms
- Large Lounge with Patio Doors To Balcony
- Fitted Kitchen with Appliances
- Residents Parking
- Well Situated For JLR & City Centre
- Newly Painted
- New Carpets

Location: Travelling out of the city centre along Mile Lane, turn left into Puma Way, take the 4th exit at the 1st roundabout, the 2nd exit at the 2nd roundabout into Quarryfield Lane. Take the next turning right into Gilquart Way and then 1st left into the car park for Pipkin Court.

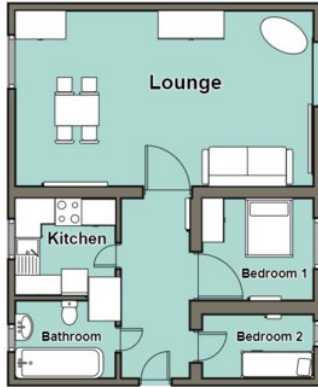
**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk
Call **02476 258492**
Website: www.covagent.co.uk



Floorplan

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



To Rent is this well presented Furnished Ground floor Apartment comprising of entrance hall, lounge, kitchen, bathroom with shower over bath and 2 bedrooms (1 x double and 1 x single).

The property benefits from residents parking, double glazing and security entry phone security system.

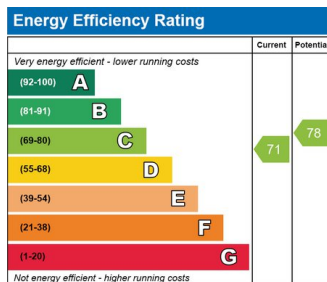
Superbly located on the edge of the City centre and within easy reach of the JLR site at Whitley, there is easy access to the city centre, motorway network and the A45/A46.

Entrance Hall	with entry phone, night store heater , airing cupboard containing the hot water tank
Lounge	3.20 x 6.10 - (10'6" x 20'0") with storage heater, n/s uPVC sealed unit double glazed rear window and uPVC sealed unit double glazed sliding patio doors onto a balcony. Furnishings include 3 Seater Sofa, Glass TV Unit, Cupboard, Chest of Drawers and Dining Table and 4 chairs.
Kitchen	2.36 x 2.39 - (7'9" x 7'10") with range of beech style base and wall units with roll edge worktops, electric hob, built under electric oven, washing machine and fridge freezer.
Bathroom	with panelled bath with electric shower over bath, low level WC, wash basin, extractor fan and wall fan heater.
Bedroom 1	2.77 x 3.68 - (9'1" x 12'1") with uPVC sealed unit double glazed window, thermostatic heater, built in wardrobe, double pine bed with mattress and 2 x bedside drawers
Bedroom 2	2.57 x 3.35 - (8'5" x 11'0") with uPVC sealed unit double glazed window, thermostatic heater, single pine bed with mattress and double wardrobe.

RENT: £950 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: 25th July 2023	RENTAL TERM: Long Term
SECURITY DEPOSIT: £1096.15	HOLDING DEPOSIT: £219.23 *
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

EPC



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