



**Rosemary Close,  
Coventry, CV4 9NZ**

**Rent: £725 PCM**

AVAILABLE FROM: 01/05/2024



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- 1 Bedroom 2nd Floor Apartment
- Close to Local Shops & Amenities
- Good Transport Links
- Well Presented & Neutrally Decorated Throughout
- Suitable for Single Occupancy
- Bills NOT Included

**Location:** From the A45 at the Wing Wah roundabout turn onto Broad Lane, turn left into Hawthorne Lane and 1st right into Rosemary Close

**Paul  
Chillingsworth  
Homes**

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## Floorplan



Floorplan is for general guidance only and is NOT to scale. Position of doors, windows, fixtures and furnishings are approximate.



Located in the popular area of Tile Hill with local shops and amenities just a short walk away and providing easy access to public transport links, the A45 and the City Centre.

Suitable for single occupancy the apartment is offered Un-Furnished and comprises of Hall, Lounge with door to balcony, Kitchen, Double Bedroom and Bathroom.

<b>Hall</b>	carpeted with large walk-in storage cupboard and convector heater
<b>Lounge</b>	4.52 x 3.78 - (14'10" x 12'5") carpeted with focal point fireplace, convector heater, window and door to balcony
<b>Kitchen</b>	3.30 x 2.08 - (10'10" x 6'10") with a range of light coloured base and wall units with roll edge worktops, electric hob and built under oven, double glazed window and tiled floor
<b>Bedroom</b>	3.35 x 3.76 - (11'0" x 12'4") carpeted with convector heater and double glazed window
<b>Bathroom</b>	with pedestal wash basin, low level WC, panelled bath with electric shower over, double glazed window and tiled floor

<b>RENT: £725 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: 01/05/2024</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £836.53</b>	<b>HOLDING DEPOSIT: £167.30 *</b>
<b>COUNCIL TAX BAND: A</b>	<b>EPC RATING: TBC</b>

\*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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