



**Lapwing**  
, Canley, CV4 8NE

**Rental £2,500 pcm**  
4 bedroom House available 01 September 2024

30 Prior Deram Walk, Canley, Coventry, CU4 8FT  
[info@henrysea.com](mailto:info@henrysea.com)

**02477 672272**

**Opening Times**

Mon 08.00 - 19.00; Tues 08.00 - 19.00  
Wed 08.00 - 19.00; Thurs 08.00 - 19.00  
Fri 08.00 - 19.00; Sat 08.00 - 19.00; Sun Closed

\* Furnished

## Situation

Student house - 4 bedrooms , 2 bathrooms , 3 toilets , fabulous location in excellent condition close to Cannon Park Shopping Centre , easy walk to Warwick University Campus Accommodation comprises of : 4 double bedrooms 2 family bathrooms 3 toilets Luxury fitted kitchen with dish washer washing machine Open plan lounge with sofa and dining room table and chairs Gas central heating Double glazing Wood flooring throughout Safe and secure Parking space No bills include We do not hold or handle clients money Lost keys chargeable Late rent payments will apply 3% ABER

All measurements are approximate.

## Further Information

The deposit required is £2,500

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 11 Months and a maximum of 12 Months

## Accommodation

Property Ref: inst-854

Creation Date: 26/06/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Henry's Estate Agents, 2024. Henry's Estate Agents Registered in England and Wales No. 9994381