



Elm Walk

, Coventry, CV4 8NB

Rental £2,000 pcm
4 bedroom House available 01 August 2024

30 Prior Deram Walk, Canley, Coventry, CU4 8FT
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

AVAILABLE FOR 24/25 WARWICK UNIVERSITY STUDENTS, WALKING DISTANCE TO CANNON PARK SHOPPING CENTRE AND WARWICK UNIVERSITY CAMPUS PRETTY NEW BUILDING WITH HIGH ENERGY EFFICIENCY -4 BEROOMS -2 BATHROOMS -KITCHEN AND DINNING AREA -DOWNSTAIRS TOILET -DOUBLE GLAZING -GAS CENTRAL HEATING -SPACIOUS REAR GARDEN WITH LOW MAINTENANCE -RENT EXCLUDING BILLS PERMITTED FEES TO TENANTS LOST KEY FEE - £ VARIABLE (capped at £25) (cost will vary dependant on complexity of lock/security device) YOU WILL ONLY BE CHARGED FOR THE EXACT COST OF THE REPLACEMENT CHANGE OF TENANT FEE - £0 LATE PAYMENT OF RENT - 3% ABOVE THE BANK OF ENGLAND INTEREST RATE WE DO NOT HANDLE/HOLD CLIENT MONEY

Accommodation

All measurements are approximate.

Further Information

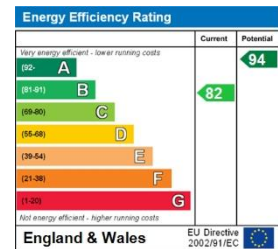
The deposit required is £2,000

The landlord is willing to rent this home to Student

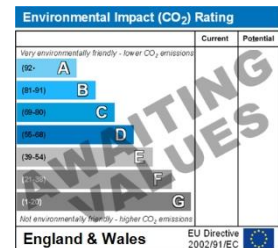
The landlord is willing to rent the property for a minimum of 11 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-890

Creation Date: 20/07/2024

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