



Kilby Mews

, Coventry, CV1 5EB

Rental £1,100 pcm

2 bedroom Flat / Apartment 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 ACADEMIC YEAR 2024/25 BY COVENTRY UNIVERSITY An outstanding 2 x Double Bedroom Luxury Apartment on the ground floor 2 x Bedrooms 1 Full bathroom Kitchen / lounge open plan Fully furnished including sofa dining table All white goods including washing machine flat screen TV Central heating Ground floor with entry phone Gated community with electronic fob Double glazing Parking spaces IMMACULATE CONDITION THROUGHOUT Excluding Bills 5 minutes walk to University

Accommodation

All measurements are approximate.

Further Information

The deposit required is £1,100

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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-321

Creation Date: 18/05/2024

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