



**72 Beauchamp House, Greyfriars Road, City Centre, Coventry, CV1
3RX**

Asking Price £1,200.00 p.c.m.



Two Bedroom Ground Floor Apartment
Double Glazed * Storage Heating
Spacious Lounge - Open Plan Fitted Kitchen
Fitted Bathroom
Bedroom with Ensuite Shower Room
Allocated Parking Space
Fully Furnished
Available Now
Large Balcony

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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Accommodation Comprising

Door to:

Hall

With all rooms off. Wall mounted electric heater. Intercom. Door to cupboard housing meters and hot water tank. Plumbing and space for automatic washing machine.

Bathroom

Fitted traditional white suite comprising of panelled bath, low level wc and pedestal wash hand basin. Shaver point. Chrome heated towel rail. Part tiled walls.

Bedroom 1

14'4 (4.27 M) approx. x 9'4 (2.74 M) approx.

Double glazed window to the front. Wall mounted electric wall heater.

Bedroom 2

8'10 (2.44 M) approx. x 9'4 (2.74 M) approx.

Double glazed window to the front. Wall mounted electric wall heater. Door to:

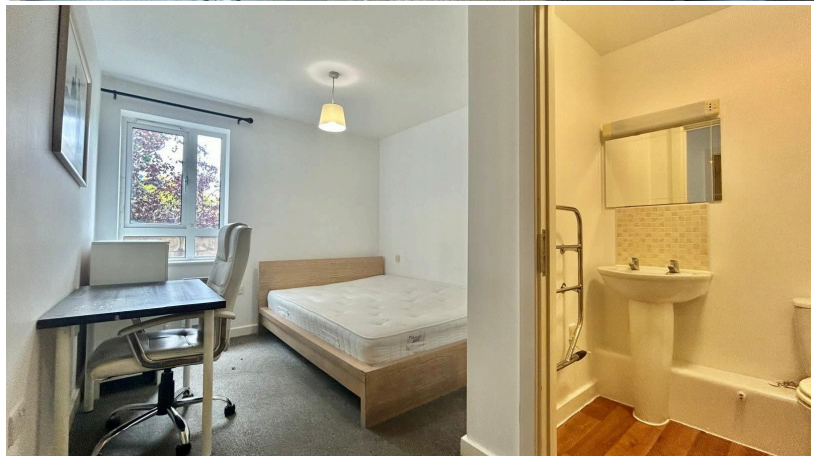
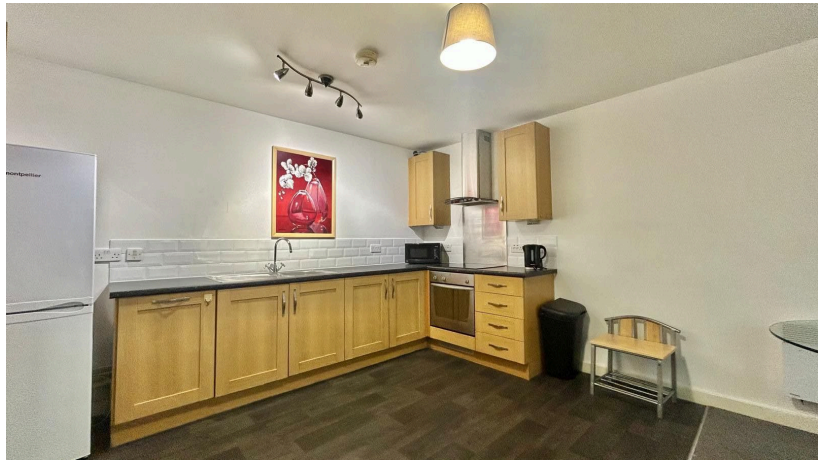
En-Suite

Shower cubicle. Low level wc and pedestal wash hand basin. Chrome heated towel rail. Shaver point. Part tiled walls.

Lounge/Kitchen Area

12'8 (3.66 M) approx. x 24'8 (7.32 M) approx.

To the Lounge area - Double glazed French doors opening out on spacious decked balcony. Double glazed window to the front. Wall mounted electric heater. To the Kitchen area - Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit plus mixer tap. Built in dishwasher. Built in electric oven, hob and extractor fan. Spotlights to the ceiling.



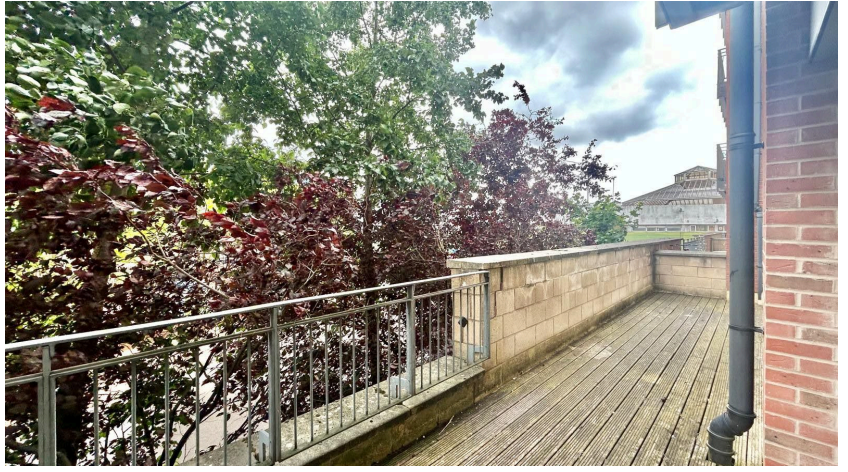
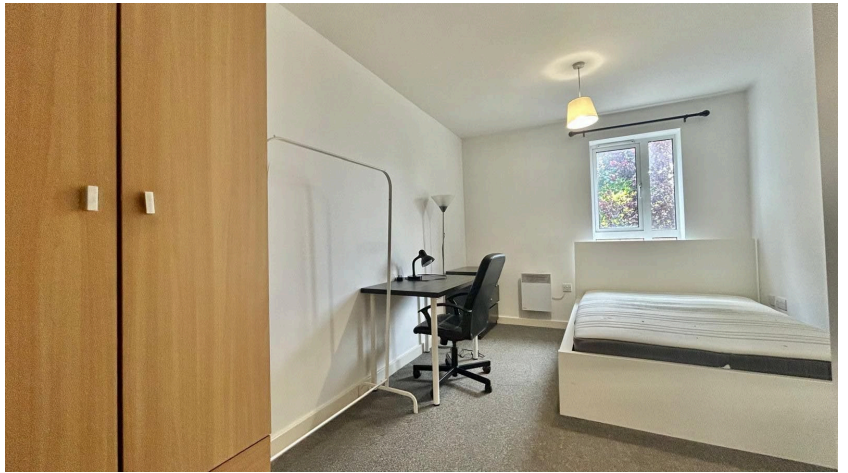
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Exterior

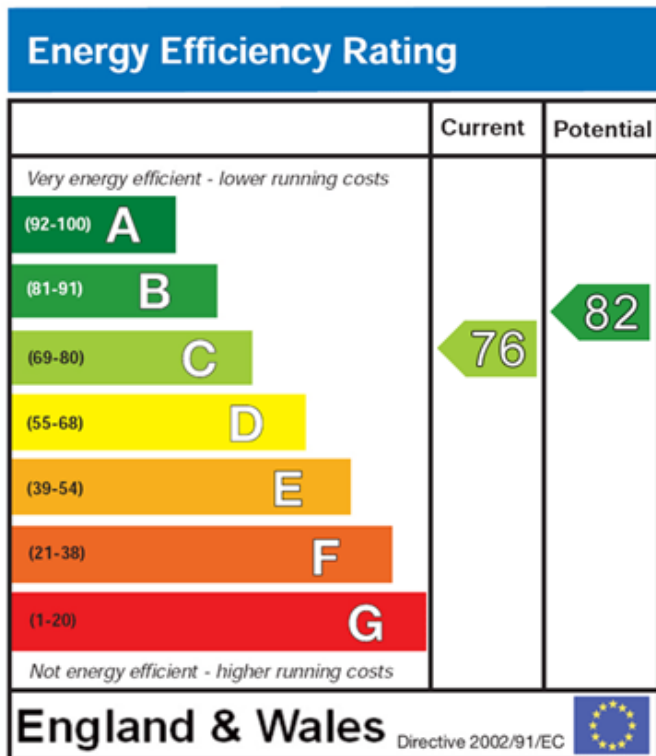
Allocated space to underground car parking.

Agents Notes

Complex found on Greyfriars Road, entrance next to Bus stop.



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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.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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