



## **133 Beauchamp House, Greyfriars Road, Coventry, CV1 3RW**

Asking Price £1,100.00 p.c.m.



Two Bedroom Top Floor Apartment  
Double Glazed \* Storage Heating  
Spacious Lounge/Kitchen Area  
Fitted Bathroom  
Second Bedroom with En Suite Shower Room  
Fully Furnished  
Allocated Parking Space  
City Centre Location  
Available mid December 2025

## **Accommodation Comprising**

### **Hall**

Doors off to Bedrooms 1 and 2, Bathroom and Lounge/Kitchen. Wall mounted electric heater. Storage cupboard housing plumbing and space for washing machine. Housing also hot water tank. Ironing boards.

### **Bathroom**

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

### **Lounge/Kitchen Area**

To the Lounge Area - Double glazed French doors out to Decked balcony. Two wall mounted electric storage heaters. To the Kitchen Area - Fitted with ample wall and base units with work surfaces over. Built in electric oven, hob and extractor fan. Single drainer stainless steel sink unit with mixer p. Space for fridge/freezer.

### **Bedroom 1**

Double glazed window to the side. Wall mounted electric heater.

### **Bedroom 2**

Double glazed window to the side. Wall mounted electric heater. Built in double wardrobe. Door to:

### **En Suite Shower Room**

White suite comprising of low level wc, pedestal wash hand basin. Built in shower cubicle. Heated chrome towel rail.

### **Exterior**

#### **Parking**

Allocated parking space in underground car park.

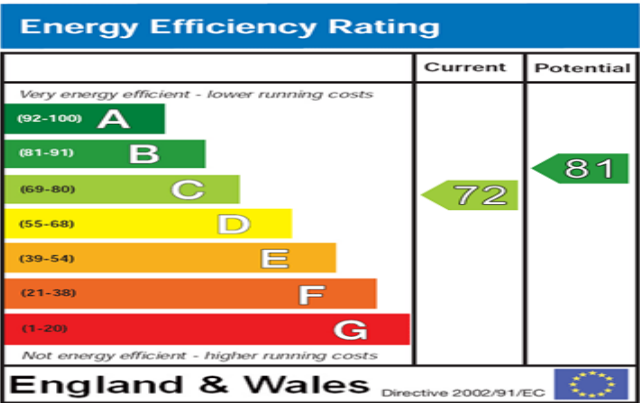
### **Agents Notes**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5)



Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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.