



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

Asking Price £150,000



Two Bedroom
Ground Floor Apartment
Double Glazed
Storage Hot Water & Electric Heating
Open Lounge/Fitted Kitchen Area
Bedroom with EnSuite Shower
Fitted Bathroom

CURRENTLY LET @ £950pcm Rolling contract

Accommodation Comprising

Hardwood door to:

Hall

All rooms off. Wall mounted electric heater. Intercom. Cupboard housing hot water tank and water meter.

Bathroom

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

Bedroom 1

10'5 (3.05 M) approx. x 9'6 (2.74 M) approx. Double glazed window to the side. Wall mounted electric heater. Built in double wardrobe. Door to:

En Suite Shower Room

White suite comprising of shower cubicle with shower. Pedestal wash hand basin and low level wc. Chrome heated towel rail. Shaver point.

Bedroom 2

9'9 (2.74 M) approx. x 9'0 (2.74 M) approx. Double glazed window to the rear. Wall mounted electric heater.

Lounge/Kitchen Area

15'8 (4.57 M) approx. x 12'9 (3.66 M) long. Double glazed patio doors leading out to decked area. Electric wall heater. Kitchen area : (9'6 approx. x 7'11 approx.) Fitted with ample wall and base units with work surfaces over. Built in electric oven with hob and extractor fan over. Built in dishwasher. Built in automatic washing machine. Single drainer stainless steel sink unit with mixer tap. Chrome spotlights to the ceiling.

Exterior

Parking

Allocated space in underground car park of building.



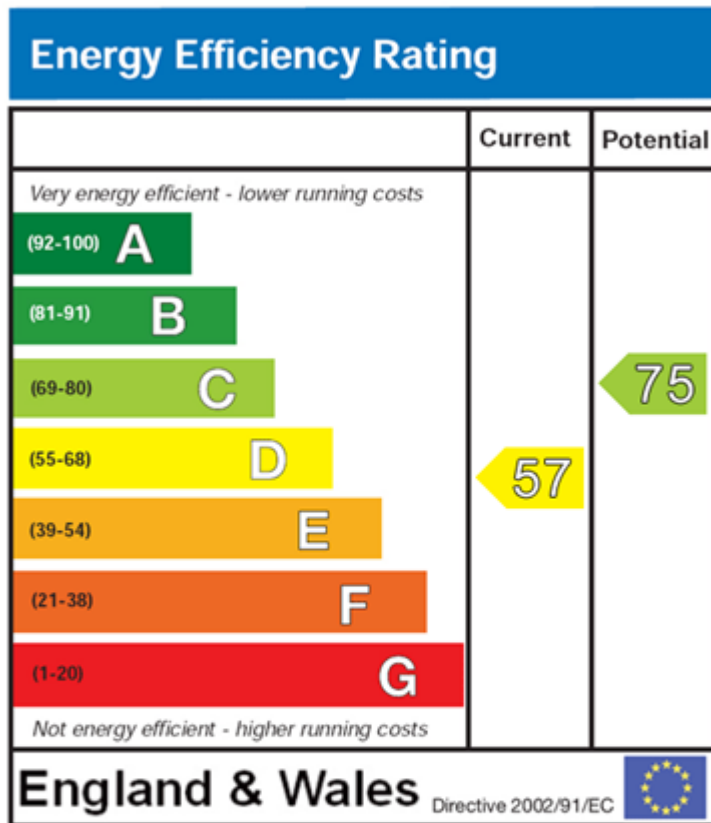
AGENTS NOTES

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.

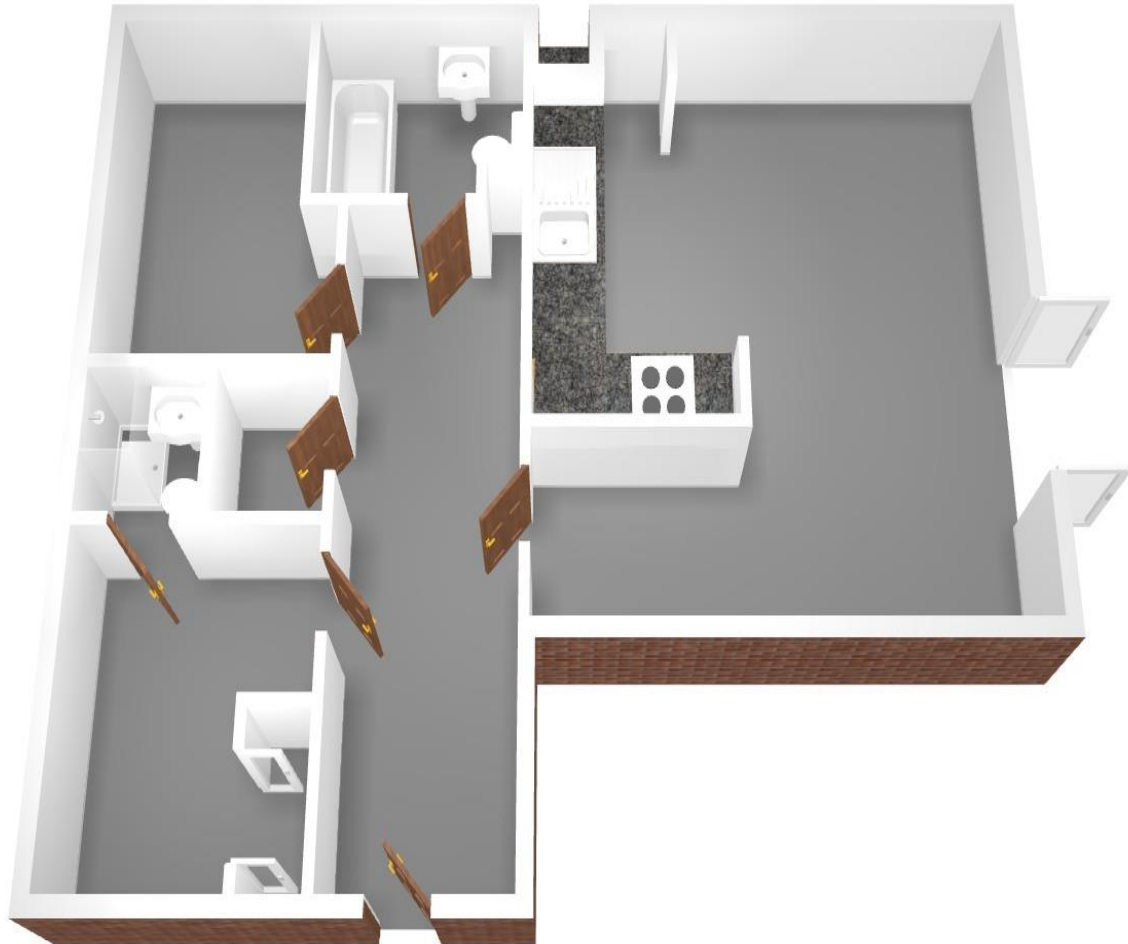
TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold - 150 years from 2005. Service charge amount for the period 01/04/2023 - 30/03/2024 £3,000.04 Covering - Buildings Insurance, communal cleaning, lighting and heating. Decoration/maintenance, roof along with Car Park & Courtyard areas. Ground Rent £200 paid half yearly to Home Ground. Alternative Estates has 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.