



## **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 Mid-End of May 2024

## 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.

### Exterior

Allocated space to underground car parking.

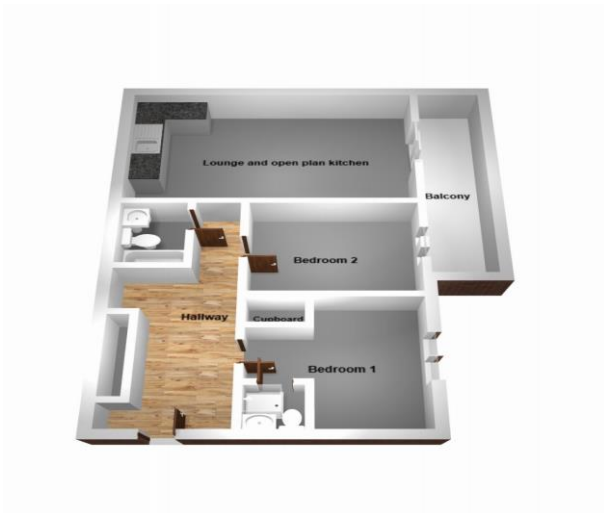
### Agents Notes


Complex found on Greyfriars Road, entrance next to Plum Estates.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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.

**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.