



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

Asking Price £159,950



**Two Bedroom Ground floor City Centre Apartment**

**Double Glazed**

**Electric Heating**

**Fully Furnished**

**Spacious Lounge/Fitted Kitchen**

**Allocated Parking Space in Basement**

**Currently let @ £1200pcm for 12 months from June 2024 – June 2025**

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### Accommodation Comprising

Door to:

#### Hall

With cupboard housing plumbing and space for automatic washing machine. Hot water tank. All rooms off. Electric wall heater.

#### Bedroom 1

9'4 (2.74 M) approx. x 8'10 (2.44 M) approx.  
Double glazed window to the front. Electric wall heater. Built in wardrobe. Door to:

#### En-Suite Shower Room

Chrome heated towel rail. Low level wc. Pedestal wash hand basin. Low level wc. Built in shower cubicle plus shower. Tiled walls. Shaver point.

#### Bedroom 2

14'4 (4.27 M) approx. x 9'4 (2.74 M) approx.  
Double glazed window to the front. Electric wall heater.

#### Bathroom

Chrome heated towel rail. Low level wc. Pedestal wash hand basin. Shaver point. Panelled bath. Part tiled walls.

#### Lounge/Kitchen Area

24'7 (7.32 M) approx. x 12'8 (3.66 M) approx.  
Double glazed window and door to the front. Opening onto Decked area. Two wall mounted electric heaters. Kitchen Area - Fitted with ample wall and base units. Single drainer stainless steel sink unit with mixer tap. Built in electric cooker, hob and extractor fan. Built in dishwasher. Chrome spotlights to the ceiling. Space for dining table and chairs.

#### Outside

Communal Area. Underground parking with one allocated parking space





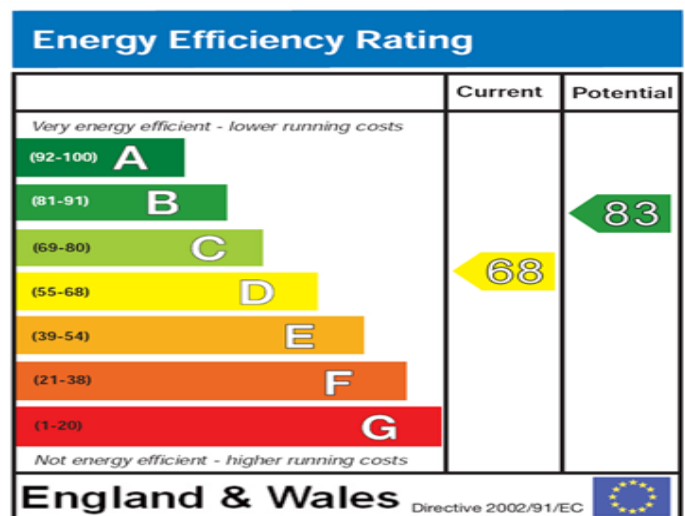
## AGENTS NOTES

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 01/10/25 – 31/03/26 is £1247.75 for the half year 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.

## Coventry City Centre South Regeneration Project

Adjacent to £450m Coventry City Centre South Regeneration Project with work due to begin late 2023. Beauchamp House is immediately below the blue outline of the development on the image. Outline Planning Approval was granted for the City Centre South scheme in April 2021. The scheme, which has already secured £98m in funding from the West Midlands Combined Authority is located in the southern part of the city centre and is made up of 6.4 hectares / 15 acres (the equivalent of nine football pitches), including Bull Yard, Shelton Square, Market Way, City Arcade. The developer Shearer Property Regen Ltd want to deliver new homes, a hotel, cinema, retail and restaurants along with co-working and community spaces. These proposals will create a new focal point for all of Coventry's communities to come together, as well as drawing in visitors, with inviting new public realm and accessible events space at its heart.



Coventry  
City Centre South



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**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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