



## 11 Beauchamp House, Greyfriars Road, City Centre, Coventry, CV1 3RW

Asking Price £145,000



Two Bedroom First Floor City Centre Apartment  
Open plan Lounge, Dining area and Kitchen  
Main Bedroom with En-suite Bathroom  
Separate Fitted Shower room  
Double glazing and electric heating  
Allocated Parking Space in Underground Car Park  
Let @ £850 PCM to Oct 2024 (market rent current £1,000 for 2023)  
Close proximity to Train Station and City Centre Amenities  
Adjacent to £450m Coventry City Centre South Regeneration project

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto: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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

## Communal Entrance into Block

### First Floor Landing

#### Door into:

#### Hall

Built in cupboard housing hot water tank. Electric wall heater.

#### Lounge/Kitchen

19'1" (5m 81cm) approx. x 12'5" (3m 78cm) approx.

Open Lounge/Fitted Kitchen area. To the Kitchen - fitted with ample wall and base units with work surfaces over. Built in dishwasher. Built in electric oven, hob and extractor fan over. Single drainers stainless steel sink. Built in automatic washing machine. To the Lounge - electric wall heater. uPVC double glazed window and door to Juliet balcony.

#### Shower Room

Shower cubicle with shower. White close coupled wc and wash hand basin.

#### Bedroom 1

12'4" (3m 75cm) approx. x 9'7" (2m 92cm) approx.

uPVC double glazed window. Electric wall heater.

#### EnSuite Bathroom

Fitted suite comprising of panelled bath with half tiled walls around, close coupled wc and wash hand basin with tiled splashback.

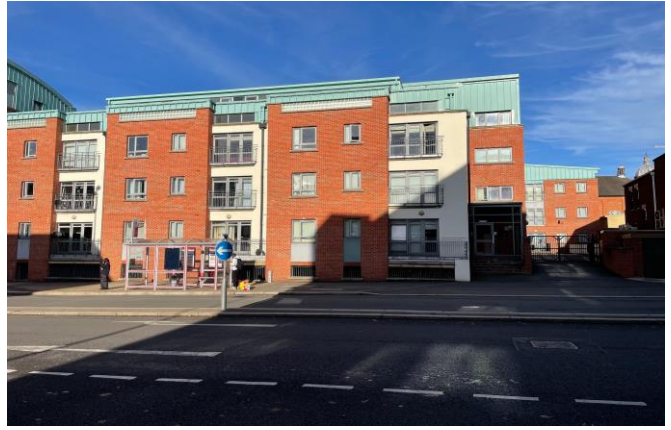
#### Bedroom 2

12'5" (3m 78cm) approx. x 8'10" (2m 69cm) approx.

uPVC double glazed window. Wall mounted electric heater.

## 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





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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

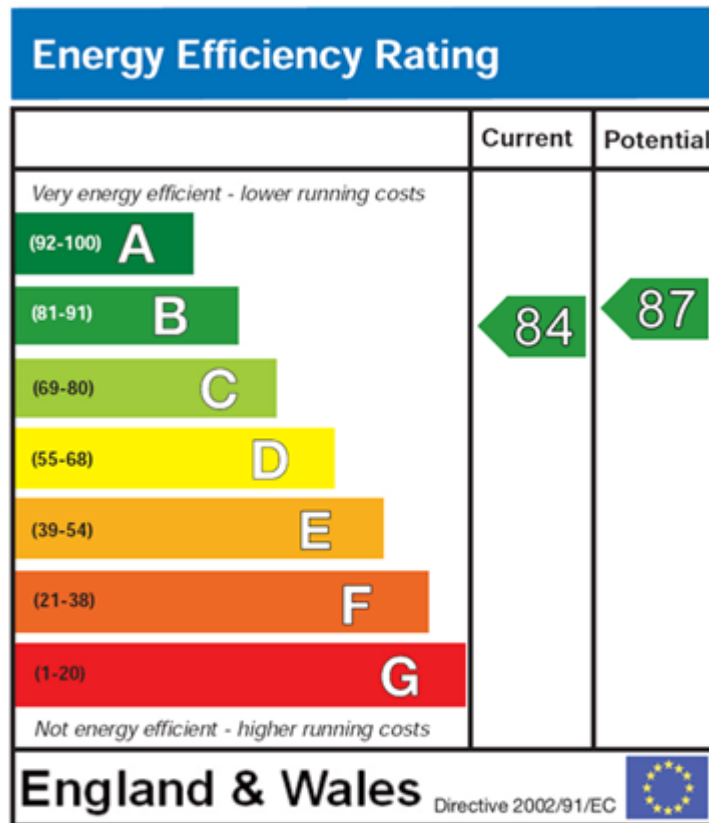
TENURE - We understand from the vendor that the property is Leasehold - 150 years from 2005.

Service charge amount for the period 01.10.22 – 31.03.23 is £1,216 (£2,432 per annum and equates to £203/m). Covering - Buildings Insurance, communal cleaning, lighting and heating, decoration/maintenance, roof along with Car Park & Courtyard areas. Ground Rent £200 per annum. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### 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.





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.

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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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