



 2  
Bedrooms

 1  
Bathroom





**\*\*NEW BOILER\*\*CITY CENTRE LOCATION\*\***A two-bedroom, one bathroom, first floor city centre apartment for sale with views over the internal gated courtyard. Its ideal proximity to City Centre amenities, the University, and the Train Station (with trains to London Euston in just over an hour and Birmingham New Street in 20 minutes) adds to its appeal for professionals and investors alike.

Upon entering the apartment, you'll find an entrance hallway equipped with an entry phone system and a storage cupboard housing the heating system. The open-plan kitchen/lounge area is a welcoming space, complete with an oven, electric hob, and a charming Juliet balcony that bathes the room in natural light. Two spacious double bedrooms, with the master bedroom benefiting from built-in storage, provide comfortable living spaces. The family bathroom, partially tiled, includes a shower over the bath and a heated towel rail.

The property's features include double glazing, electric heating, a secure/gated communal courtyard, lift access, and a designated parking space located in the basement. Due to its orientation facing the internal courtyard, the windows receive an abundance of natural light, particularly from the southeast direction.

Good to Know:

Brand new boiler 2023

Property built early/mid-2000s.

Leasehold with 132/131 years remaining.

Ground rent £200 pa.

Service charge £3,006 pa.

Building management company: 'Metro pm'.

Current tenants (students) paying £850 pcm from Sept 2023 to Aug 2024. The current tenants are due to leave on 17th August and the new tenants are due to start their tenancy on 2nd September. The rent will be £900.00 pcm. The tenancy is for 11.5 months.

With a light refurbishment and higher quality furniture, the property could achieve £1,000 pcm, For those considering short-term serviced accommodation (such as Airbnb), room rates could be even higher.

Council Tax Band C - £2,041 pa.

EPC - B.

Internal floor area - 49 sq meters / 527 sq feet.

Water meter.

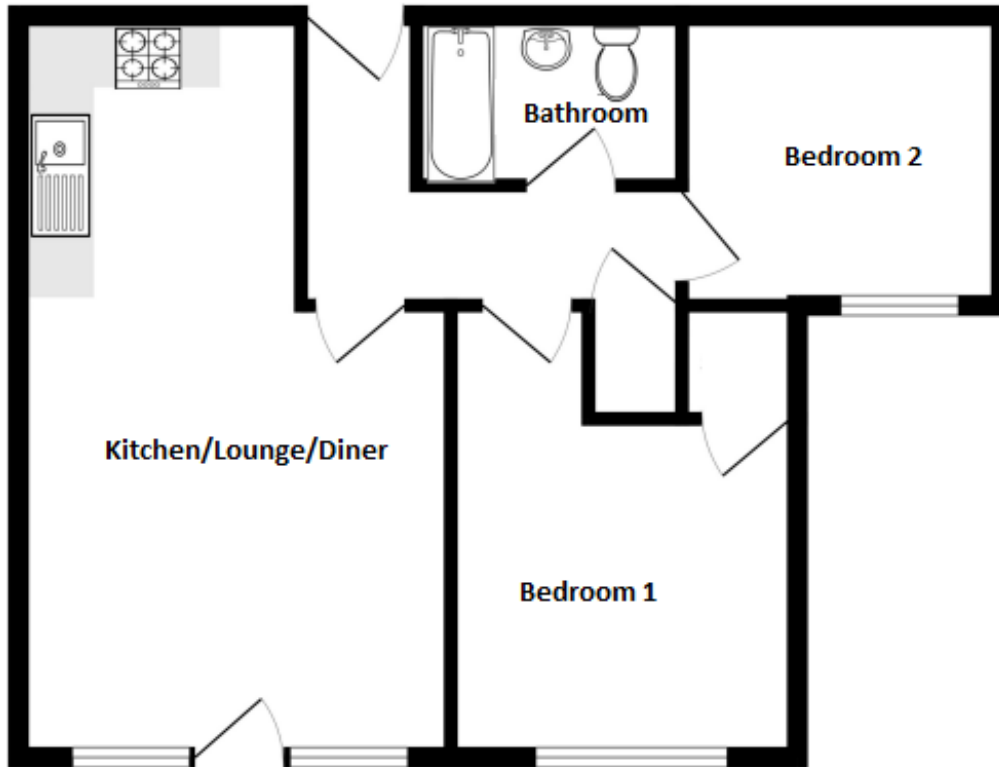
Measurements in Feet:


Lounge/kitchen: 20.28 x 12.14.

Bathroom: 5.62 x 7.07.

Bedroom 1: 9.69 x 9.88.

Bedroom 2: 8.75 x 9.72.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Address: Beauchamp House, Greyfriars Road, Coventry, City Cen

