



 **2**
Bedrooms

 **1**
Bathroom



MODERN TWO-BED CITY CENTRE APARTMENT

Set on the first floor of a secure gated development in the heart of Coventry, this spacious two-bedroom apartment offers bright interiors, a Juliet balcony, and excellent proximity to the city centre, university, and train station. With a new boiler (2023), long lease, and reliable rental income, this is a fantastic opportunity for investors.

Key Features

- First-floor, two-bedroom apartment with Juliet balcony
- Master bedroom with built-in storage; open-plan kitchen/lounge with electric oven and hob.
- Currently tenanted until August 25' - paying £900.00 pcm
- Double glazing, electric heating, and secure intercom entry
- Designated parking space in gated basement
- EPC: B | Council Tax Band: C | Internal area: 49 sqm / 527 sqft
- Lease: approx. 131 years | Ground Rent: £200 p.a. | Service Charge: £3,006 p.a.

Description

This bright, well-located apartment opens into a hallway with entry phone system and a storage cupboard housing the new boiler (2023). The spacious open-plan living area is filled with natural light via a Juliet balcony and connects to a fitted kitchen with electric oven and hob. Two well-sized double bedrooms offer comfortable accommodation, with the master benefiting from built-in storage. The bathroom features a modern white suite, shower over the bath, and heated towel rail.

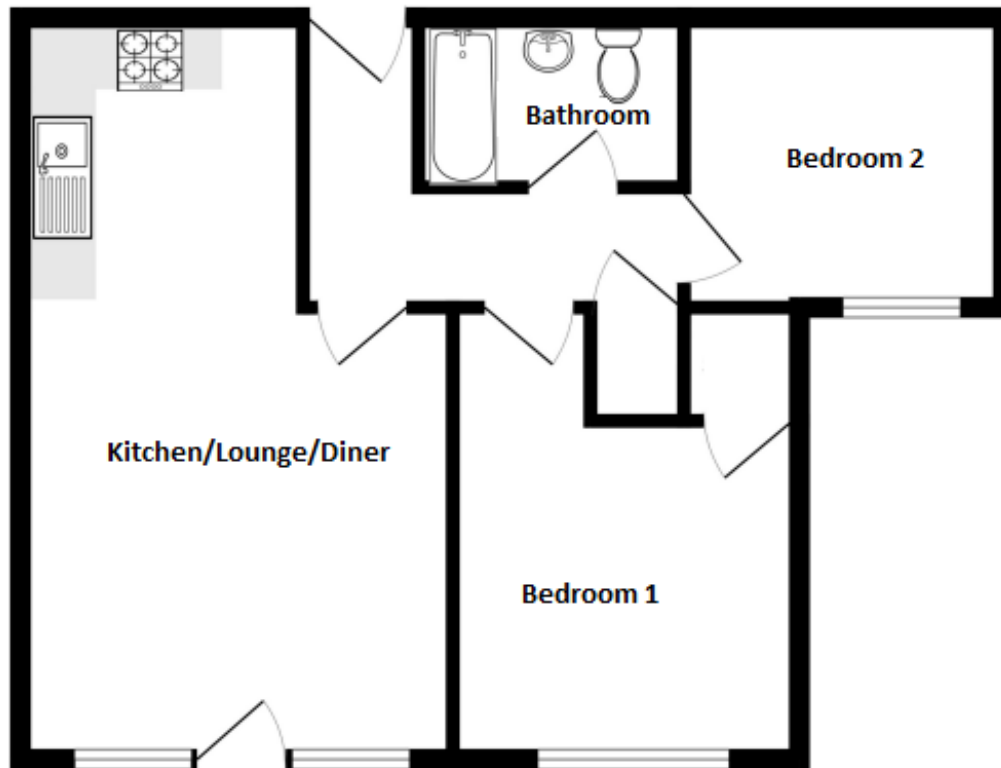
Additional features include lift access, a gated communal courtyard, and a private basement parking space. South-east facing windows ensure excellent natural light throughout.

Prime Investment Opportunity

Currently let to students at £900pcm until end of August 2025. With strong rental demand in this central location and potential for even higher short-term returns (e.g. Airbnb), this apartment represents excellent value.

Room Measurements (in ft)

- Lounge/Kitchen: 20'3" x 12'2"
- Bedroom 1: 9'8" x 9'9"
- Bedroom 2: 8'9" x 9'8"
- Bathroom: 5'7" x 7'1"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

