



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

Asking Price £165,000



Two Bedroom Top Floor Apartment  
Double Glazed \* Storage Heating  
Spacious Lounge/Kitchen Area  
Fitted Bathroom  
Second Bedroom with En Suite Shower Room  
Fully Furnished \* Allocated Parking Space  
City Centre Location \* Easy Access to Bus/Rail Network  
**CURRENTLY RENTED @ £1100 PCM ROLLING TENANCY**

### **Accommodation Comprising Hall**

Doors off to Bedrooms 1 and 2, Bathroom and Lounge/Kitchen. Wall mounted electric heater. Storage cupboard housing plumbing and space for washing machine. Housing also hot water tank. Ironing boards.

### **Bathroom**

Traditional white suite comprising of panelled bath, low level wc and pedestal wash hand basin. Electric shaver point. Chrome heated towel rail. Part tiled walls.

### **Lounge/Kitchen Area**

To the Lounge Area - Double glazed French doors out to Decked balcony. Two wall mounted electric storage heaters. To the Kitchen Area - Fitted with ample wall and base units with work surfaces over. Built in electric oven, hob and extractor fan. Single drainer stainless steel sink unit with mixer p. Space for fridge/freezer.

### **Bedroom 1**

Double glazed window to the side. Wall mounted electric heater.

### **Bedroom 2**

Double glazed window to the side. Wall mounted electric heater. Built in double wardrobe. Door to:

### **En Suite Shower Room**

White suite comprising of low level wc, pedestal wash hand basin. Built in shower cubicle. Heated chrome towel rail.

### **Exterior**

#### **Parking**

Allocated parking space in underground car park.

### **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.

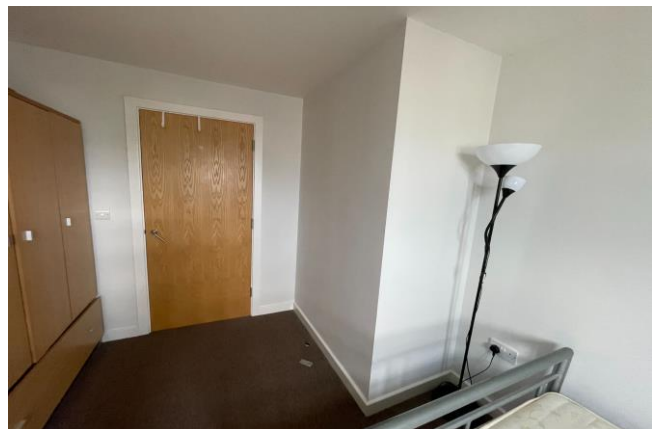
### **Coventry City Centre South Regeneration Project**

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.

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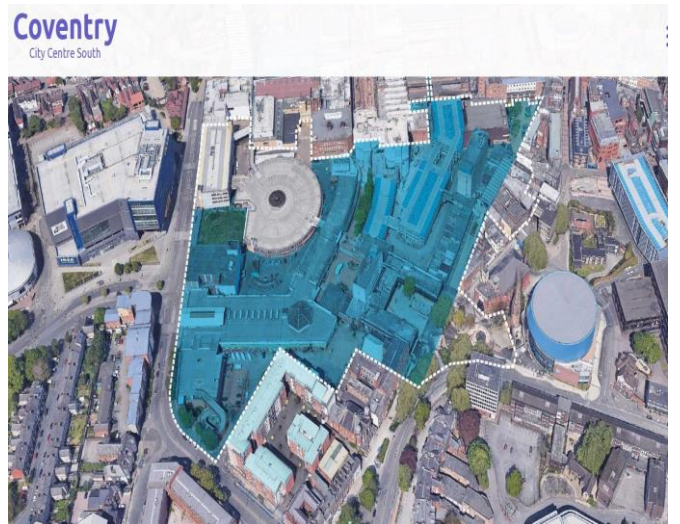
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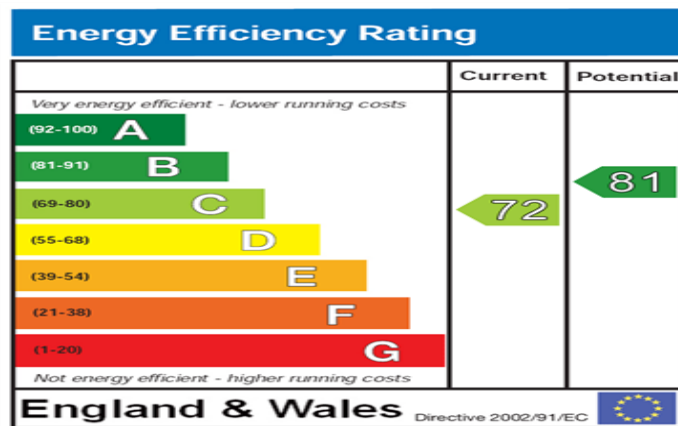
### **TENURE - LEASEHOLD**

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

Service charge amount for the period 01/04/25 – 30/09/25 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 £100 per half yearly paid to Home Ground.

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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.