



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

Asking Price £1,100.00 p.c.m.



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
Close proximity to Train Station and City Centre Amenities
Available April 2025

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.

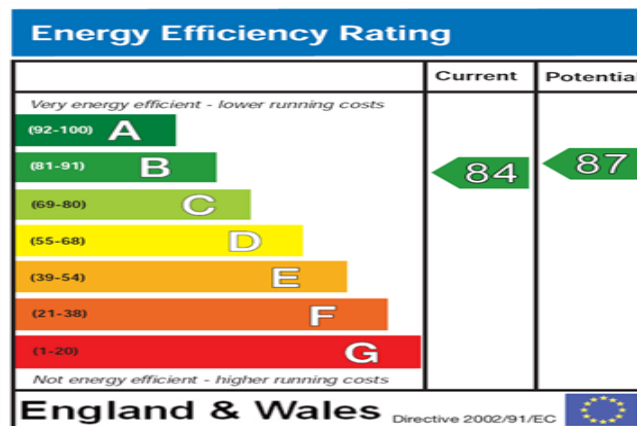
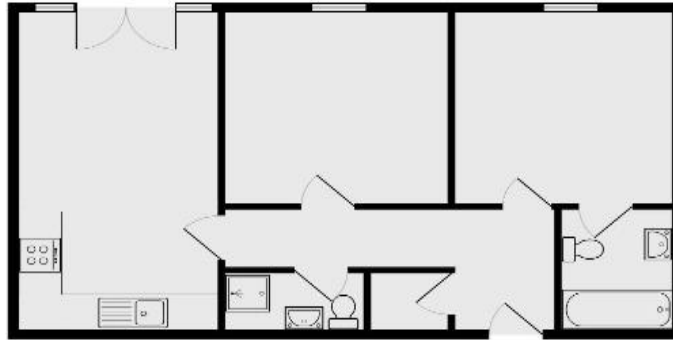


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.