



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

Asking Price £1,100.00 p.c.m.



First Floor Two Bedroom Apartment  
Close Proximity to City Centre Amenities \* Bus/Rail Network  
Double Glazed & Electric Heating  
Open Plan Spacious Lounge/Fitted Kitchen  
Bedroom with Adjacent Fitted Bathroom  
Second Bedroom with EnSuite Shower Room  
Allocated Parking Space  
Furnished  
AVAILABLE EARLY- MID MAY 2024

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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

## Accommodation Comprising

### Communal Entrance

Entrance into Block and then up to First Floor where apartment can be found.

### Hall

Wall mounted electric heater. Doors to Bedrooms 1 and 2, Bathroom and Lounge.

### Cupboard

Storage cupboard housing hot water tank.

### Lounge

15'8 (4.57 M) approx. x 10'10 (3.05 M) approx.  
Open Plan Lounge leading to Fitted Kitchen. Double glazed single door to Juliet Balcony. Wall mounted electric heater.

### Kitchen Area

8'5 (2.44 M) approx. x 9'9 (2.74 M) approx.  
Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Built in automatic washing machine, built in dishwasher. Built in electric oven, hob and extractor fan over.

### Bedroom 1

10'3 (3.05 M) approx. x 8'11 (2.44 M) approx.  
Double glazed window to the rear. Wall mounted electric heater. Built in wardrobe. Door to:

### EnSuite

Shower cubicle with shower. Wall mounted wash hand basin, low level wc. Electric shaver point. Chrome heated towel rail.

### Bedroom 2

9'9 (2.74 M) approx. x 8'11 (2.44 M) approx.  
Double glazed window to the rear. Wall mounted electric heater.

### Bathroom

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

### Exterior

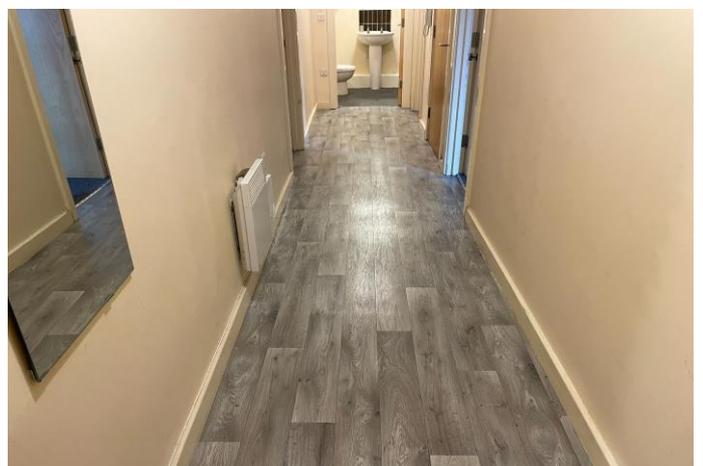
### Parking

Allocated parking space in Underground Car Park.

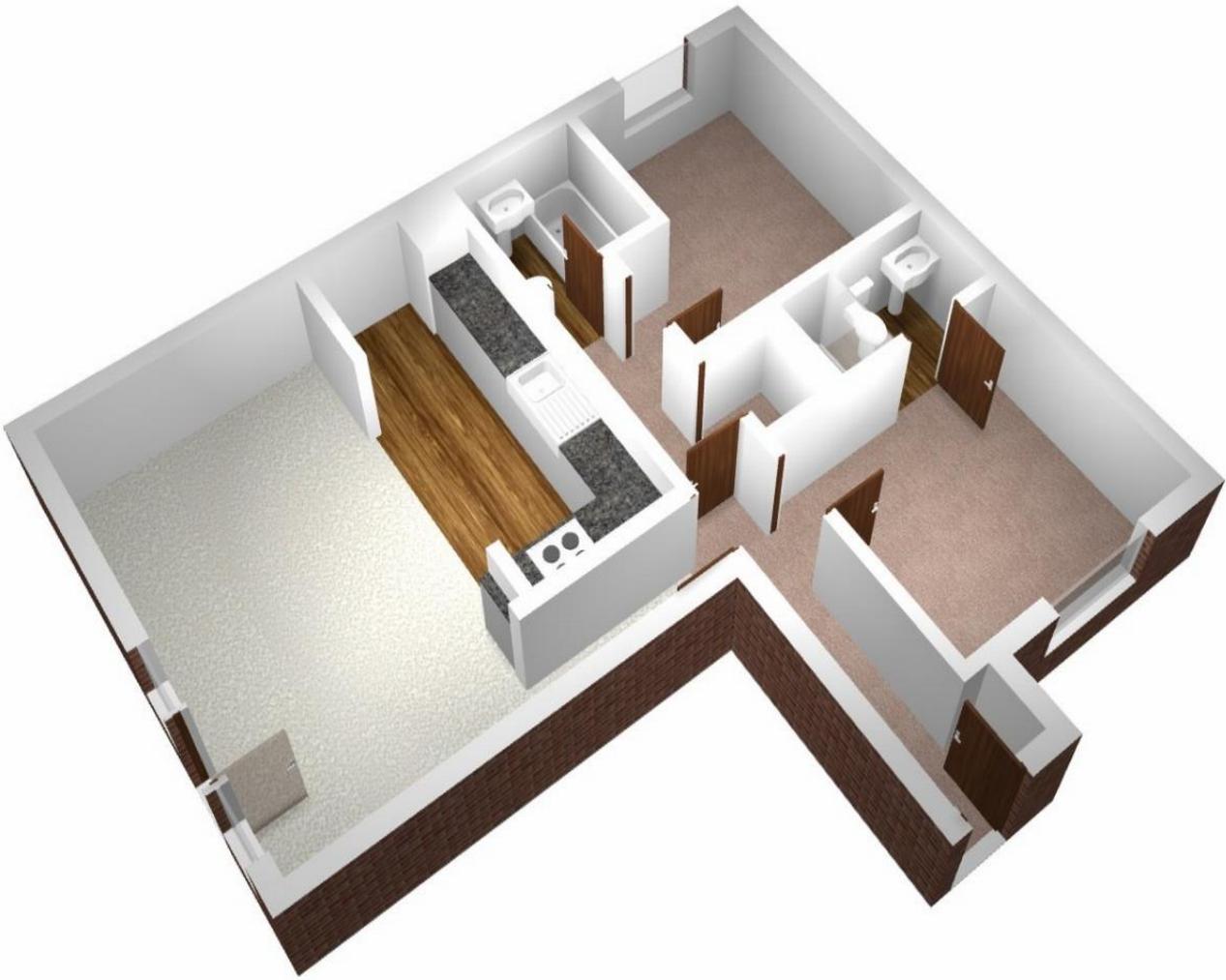


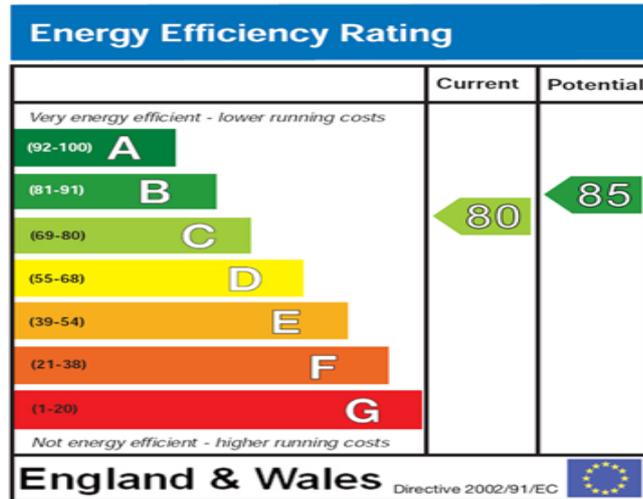
**AGENTS NOTES**

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) These particulars do not constitute part or all of an offer or contract. (2) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (3) Potential tenants are advised to recheck the measurements before committing to any expense.



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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.