



**Connells**

Beauchamp House Greyfriars Road  
Coventry





## Property Description

Modern ground floor apartment situated in a prime location near Coventry town centre and is offered with no upward chain. The accommodation briefly comprises of an open plan fitted kitchen/lounge area with patio doors leading to balcony overlooking communal courtyard. Two bedrooms, main bedroom features walk-in closet and an en-suite shower room and a fitted bathroom. Outside there is secure allocated underground parking.

## Approach

Communal door with secure entry system.

## Communal Hall

Stairs to all floors and personal door to;

## Private Hall

Storage cupboard, electric radiator.

## Open Plan Lounge/Kitchen

22' 6" x 11' 9" ( 6.86m x 3.58m )

## Lounge Area

Electric radiator, double glazed windows and double glazed door opening onto balcony overlooking courtyard.

## Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and electric hob with cookerhood over, space for domestic appliances.

## Bedroom One

14' 1" x 9' 1" max ( 4.29m x 2.77m max )

Double glazed window, walk-in closet and electric radiator.

## En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet and heated towel rail.

## Bedroom Two

10' 5" x 8' 5" ( 3.17m x 2.57m )

Double glazed window and electric radiator.

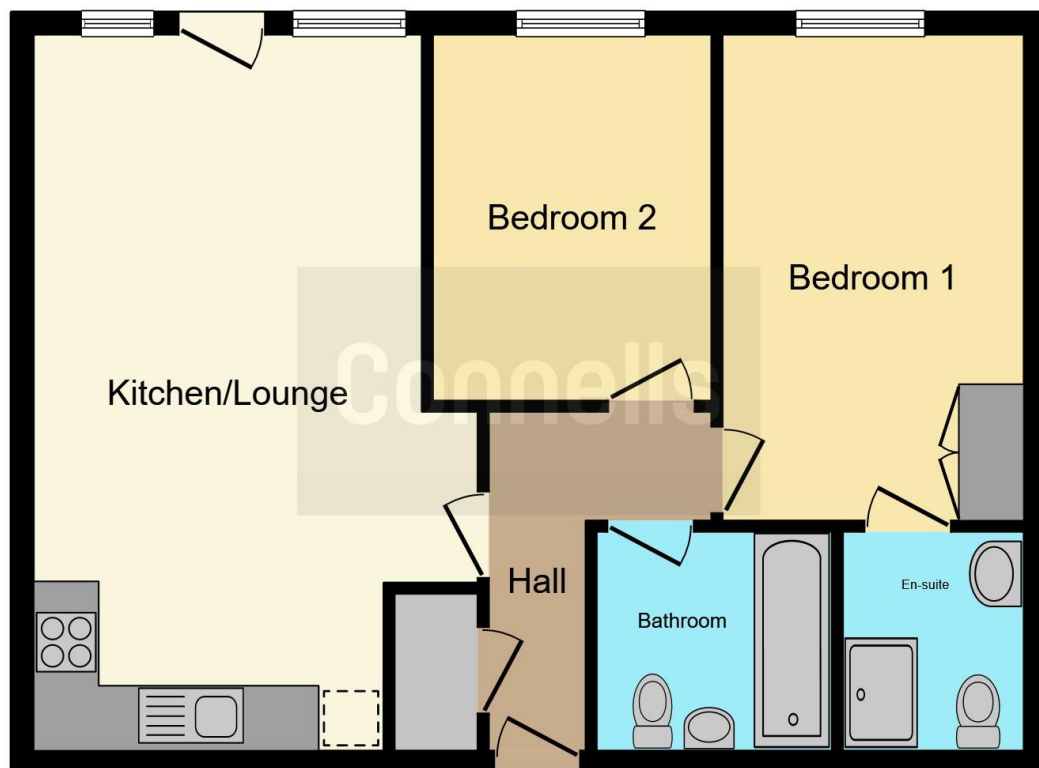
## Fitted Bathroom

Tiled, comprising bath, wash hand basin and toilet.

## Outside

Secure, allocated underground parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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38 New Union Street  
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EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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