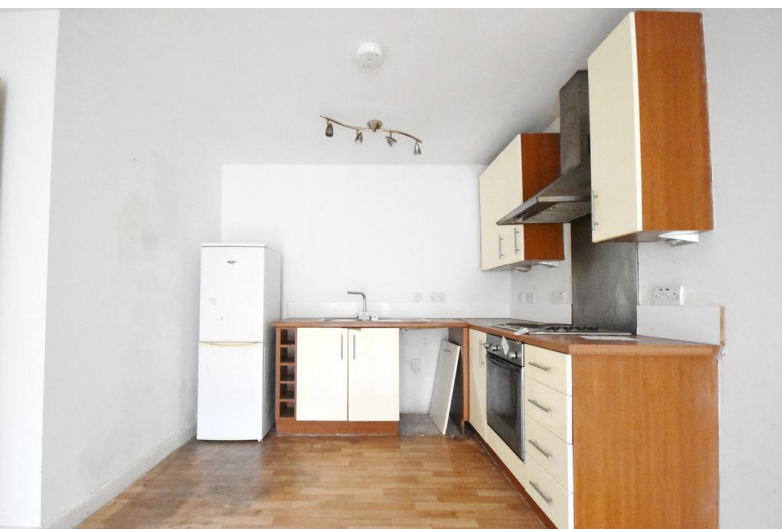


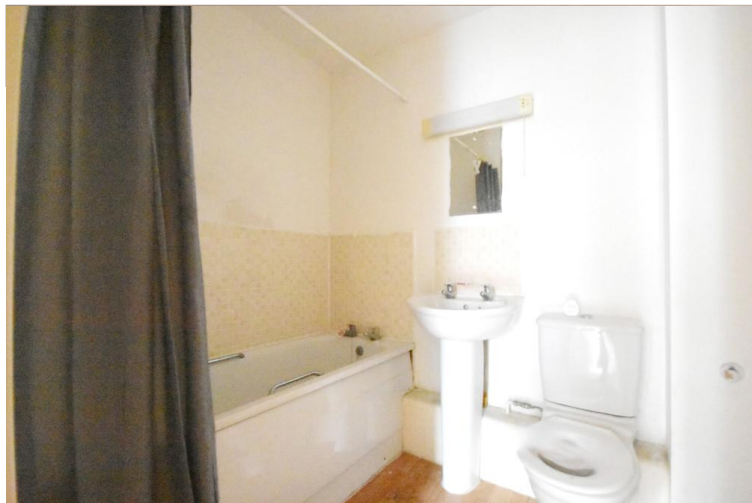


**Beauchamp House**  
**Greyfriars Road**  
**Coventry**  
**CV1 3RX**

- TWO-bedroom apartment
- Situated in Coventry City Centre
- Surrounded by shops and restaurants
- Close proximity to bus station

**Asking Price Of £110,000**  
EPC Rating '71'





## Property Description

### ABOUT THE PROPERTY

Introducing this brilliant ground floor TWO-bedroom apartment located in Coventry City Centre. Investors can expect £1,100pcm. Call Cloud9 Estates today for a viewing!

In brief this apartment comprises of, two double bedrooms, one of which has it's own en-suite, a shower room and kitchen/lounge.

This is the perfect project for investment! This will be hot property so don't wait.

What are you waiting for? Book your viewing today with the award winning Cloud9 Estates.

### Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there





are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

#### KITCHEN/LOUNGE

6.87m x 3.57m

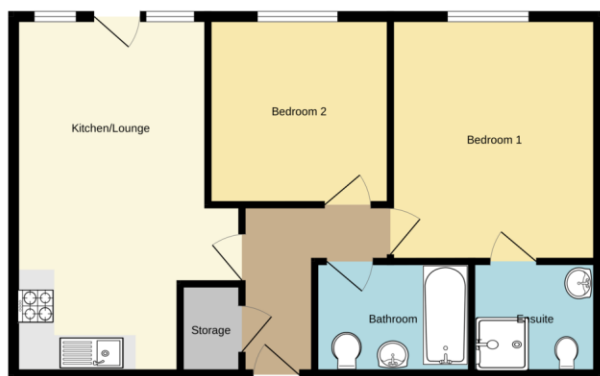
#### BEDROOM ONE

4.90m x 2.78m max

#### BEDROOM TWO

3.15m x 2.58m

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with SketchUp 2020

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

[www.doud9estates.co.uk](http://www.doud9estates.co.uk)  
[sales@doud9estates.co.uk](mailto:sales@doud9estates.co.uk)  
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements