



104 Beauchamp House, Greyfriars Road, City Centre, Coventry, CV1 3RX

Asking Price £1,100.00 p.c.m. Per Calendar Month



Two Bedroom City Centre Apartment
Double Glazed
Electric Heating
Fully Furnished
Spacious Lounge/Fitted Kitchen
Secure Allocated Parking
Available NOW

Accommodation Comprising

Door to:

Hall

With cupboard housing plumbing and space for automatic washing machine. Hot water tank. All rooms off. Electric wall heater.

Bedroom 1

9'4 (2.74 M) approx. x 8'10 (2.44 M) approx.

Double glazed window to the front. Electric wall heater. Built in wardrobe. Door to:



En-Suite Shower Room

Chrome heated towel rail. Low level wc. Pedestal wash hand basin. Low level wc. Built in shower cubicle plus shower. Tiled walls. Shaver point.

Bedroom 2

14'4 (4.27 M) approx. x 9'4 (2.74 M) approx.

Double glazed window to the front. Electric wall heater.



Bathroom

Chrome heated towel rail. Low level wc. Pedestal wash hand basin. Shaver point. Panelled bath. Part tiled walls.

Lounge/Kitchen Area

24'7 (7.32 M) approx. x 12'8 (3.66 M) approx.

Double glazed window and door to the front. Opening onto Decked area. Two wall mounted electric heaters. Kitchen Area - Fitted with ample wall and base units. Single drainer stainless steel sink unit with mixer tap. Built in electric cooker, hob and extractor fan. Built in dishwasher. Chrome spotlights to the ceiling. Space for dining table and chairs.



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,

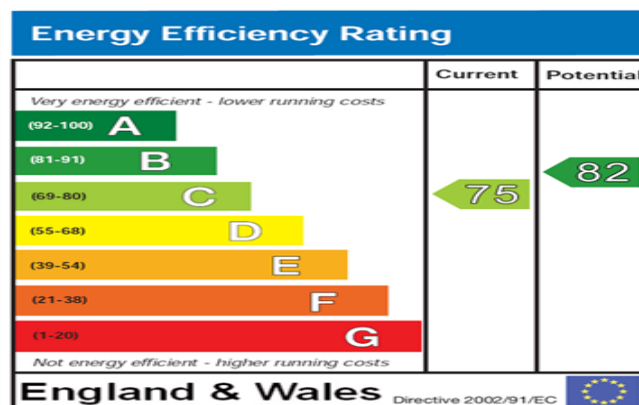


104 Beauchamp House, Greyfriars Road, City Centre, Coventry, CV1 3RX

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.

Council tax band C £2145





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.

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

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