40 Beauchamp House, Greyfriars Lane, Coventry, CV1 3RW

Asking Price £1,050.00 p.c.m.



Second Floor
Two Bedrooms
Double Glazed & Storage Heating
Spacious Lounge Diner
En-Suite bathroom
Furnished
City Centre Location
Available April 2025

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Accommodation Comprising
Hardwood door to:



Hall
Doors to both bedrooms. Lounge/Dining area. Storage cupboard housing hot water tank. Wall mounted electric heater. Intercom telephone.

Lounge/Kitchen Area
24'9 (7.32 M) approx. x 12'3 (3.66 M) approx.
Double glazed French doors to front balcony. Double glazed window to the side. Kitchen area fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Chrome spotlights to the ceiling. Built in electric hob and oven with extractor fan over. Wall mounted electric heater. Built in dishwasher. Built in washing machine.



Bedroom 1
14'10 (4.27 M) max. x 9'11 (2.74 M) max.
Double glazed window to the front. Wall mounted electric heater.

En Suite Bathroom
Fitted white suite comprising of panelled bath, low level wc and pedestal wash hand basin. Shaver point. Heated chrome towel rail.



Bedroom 2
14'7 (4.27 M) approx. x 8'7 (2.44 M) approx.
Double glazed window to the front. Wall mounted electric heater.

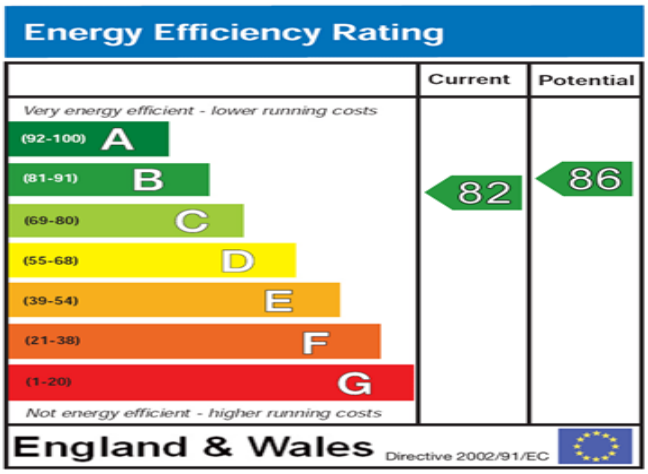
Shower Room
White suite comprising of low lever wc, pedestal wash hand basin and built in shower cubicle with shower. Shaver point. Chrome heated towel rail



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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.