



**100 Beauchamp House Greyfriars Road, City Centre, Coventry, CV1
3RX**

Asking Price £1,200.00 p.c.m.



Fourth Floor Penthouse Two Bedroom Apartment
Double Glazed & Storage Heating
Open Plan Lounge/Kitchen area
Master Bedroom with EnSuite Shower Room
Fitted Bathroom
Fully Furnished *
Close proximity to City Centre Amenities
Walking distance to Rail/Bus network
AVAILABLE APRIL

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

Accommodation comprising

Communal entrance hall with elevator and stair access to the fourth/top floor landing which in turn provides access to:

Hallway

Door to:

Hall

Doors off to Lounge, Bedrooms 1 and 2, Large storage cupboard and Bathroom. Intercom entrance telephone. Wall mounted electric heater. Laminate floor.

Cupboard

Plumbing and space for automatic washing machine. Water tank. Electric providing hot water.

Bathroom

Refurbished bathroom - suite comprising of panelled bath, low level wc and pedestal wash hand basin. Fully tiled walls and floor. Electric heated towel rail.

Lounge/Fitted Kitchen

12'7" (3m 83cm) approx. x 23'8" (7m 21cm) approx.

Lounge - Wall mounted heater. Doors out onto Balcony. Kitchen - Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit. Built in dishwasher. Space for fridge/freezer. Built in electric oven, hob and extractor fan over. Laminate floor.

Bedroom 1

9'6" (2m 89cm) approx. x 8'5" (2m 56cm) approx.

Double glazed window to the side. Laminate floor. Wall mounted electric heater. Built in double wardrobe. Door to:

EnSuite Shower Room

Built in shower cubicle, low level wc and pedestal wash hand basin. Electric towel rail.

Bedroom 2

13'1" (3m 98cm) approx. x 9'6" (2m 89cm) approx.

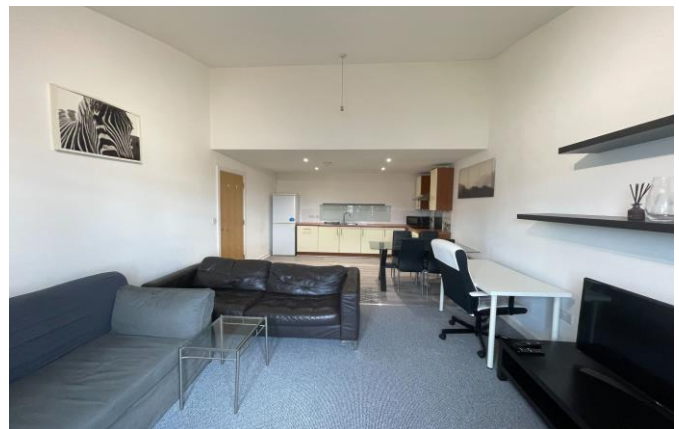
Double glazed window to the side. Laminate floor. Wall mounted electric heater.

Exterior

Outside - Security pedestrian gate access into courtyard where property is set amongst area of communal grounds.

AGENTS NOTES

While every reasonable effort is made to ensure the



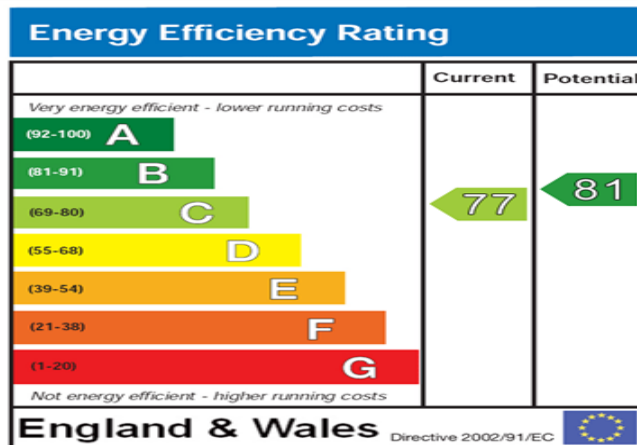
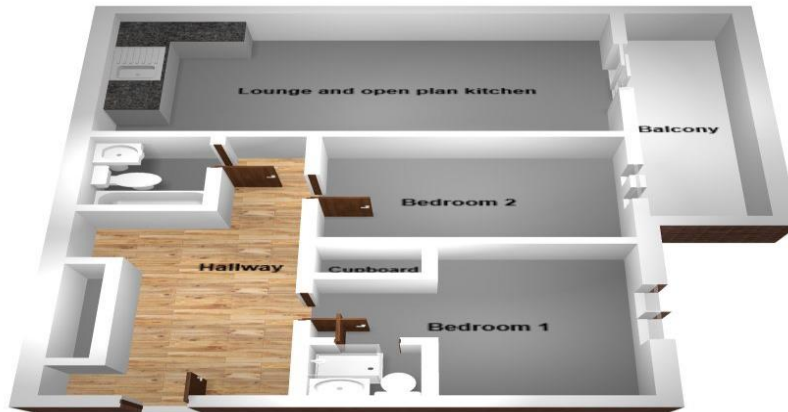
100 Beauchamp House Greyfriars Road, City Centre, Coventry, CV1 3RX

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, 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.



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





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.