



**Flat 51 Beauchamp House, Greyfriars Road City Centre, Coventry,  
CV1 3RX**

Asking Price £950.00 p.c.m.



Two Bedroom City Centre Apartment  
Double Glazed & Electric Heating  
Open Plan Lounge/Fitted Kitchen  
Bedroom with EnSuite Shower Room  
Fitted Bathroom  
Fully Furnished  
Available Now

**Accommodation comprising**

Door to:

**Hall**

Doors to Kitchen/Diner, Bedrooms 1 & 2, Bathroom. Door into Cupboard - plumbing and space for automatic washing machine. Electric wall heater.

**Lounge/Kitchen**

*11'10" approx. x 22'8" (6m 90cm) approx.*

To Lounge - Double glazed French doors and window to Juliet Balcony. Wall mounted electric heater. To Kitchen - Fitted with ample all and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Built in electric oven, hob and extractor fan over. Space for fridge/freezer. Built in dishwasher.

**Bathroom**

Fitted white suite comprising of panelled bath with shower and screen over, pedestal wash hand basin and low level wc. Electric shaver point.

**Bedroom 2**

*10'6" (3m 20cm) approx. x 8'6" (2m 59cm) approx.*

Double glazed window to the front. Wall mounted electric heater.

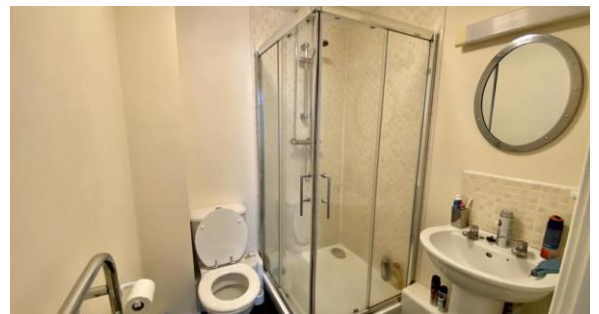
**Bedroom 1**

*14'4" (4m 36cm) approx. x 9'3" (2m 81cm) approx.*

Double glazed window to the front. Wall mounted electric heater. Built in wardrobes. Door to:

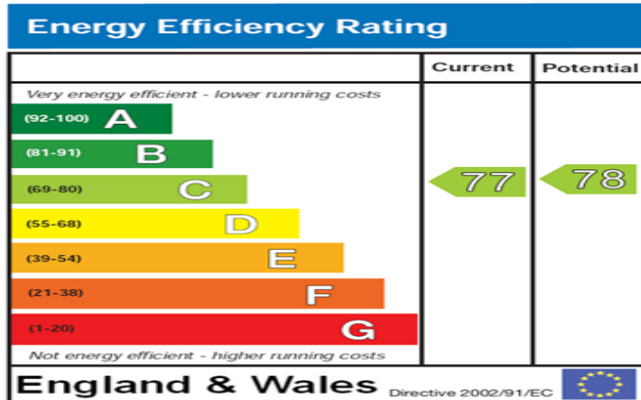
**EnSuite**

Shower cubicle with shower, low level wc and pedestal wash hand basin.

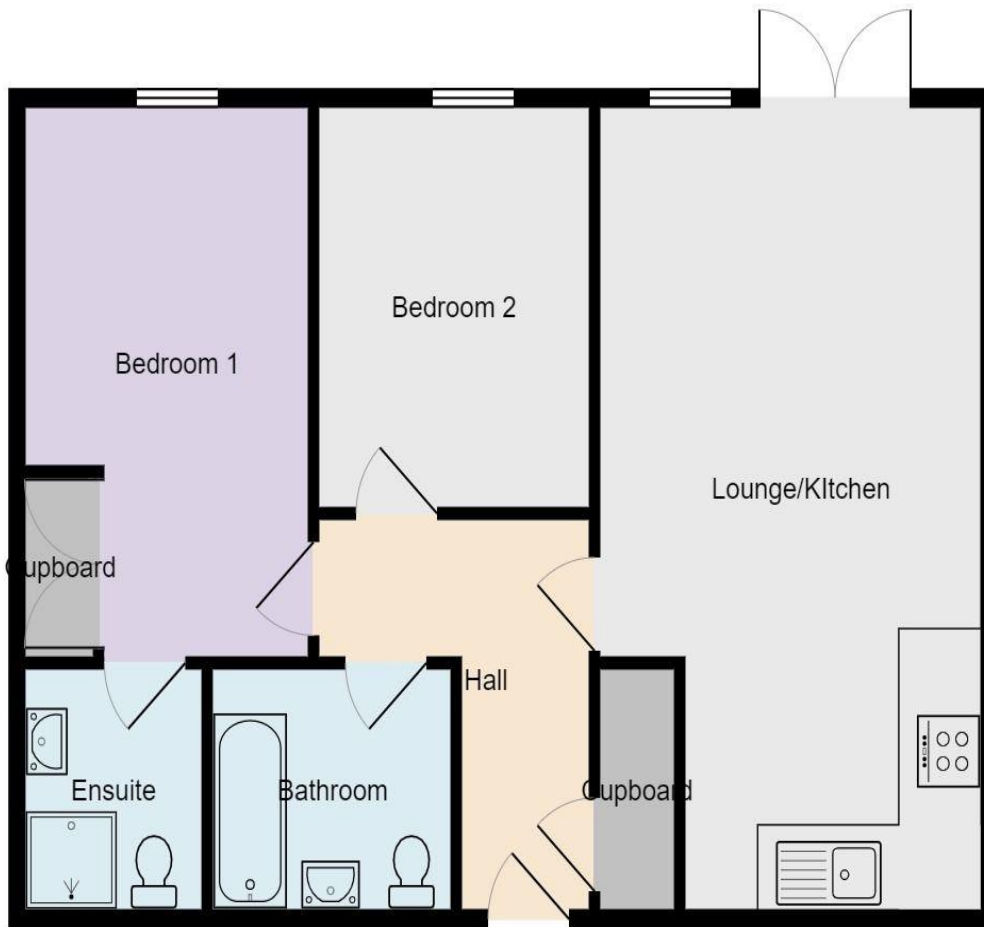


**AGENTS NOTES**

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, 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.



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.

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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.

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