



Flat 38 Beauchamp House, Greyfriars Road, Coventry, CV1 3RW

Asking Price £1,100.00p.c.m.



Two Bedroom Second Floor Apartment
uPVC Double Glazed
Storage Heating
Spacious Lounge Open Plan to New Fitted Kitchen
Allocated Parking Space Underground Car Park
Fully Furnished
Available Mid October

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Accommodation Comprising

Hardwood door to:

Hall

With doors off to Bedrooms 1 & 2, Bathroom and Lounge/Kitchen area. Cupboard housing hot water tank. Intercom phone. Wall mounted electric heater.

Lounge

21'9 (6.40 M) approx. x 9'10 (2.74 M) approx.

Double glazed French doors and three double glazed windows to the front and side. Two wall mounted electric heaters. Vaulted ceiling. Archway to:

Kitchen Area

8'9 (2.44 M) approx. x 5'6 (1.52 M) approx.

New fully fitted wall and base units with work surfaces over. Built in electric oven, hob and extractor fan. Single drainer stainless steel sink unit with mixer tap. Built in washing machine. Dishwasher. Fridge/freezer. Double glazed window to the rear. Part tiled walls. Chrome spotlights to the ceiling.

Bedroom 1

9'7 (2.74 M) approx. x 9'2 (2.74 M) approx.

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

Bedroom 2

9'1 (2.74 M) approx. x 8'9 (2.44 M) approx.

Double glazed window to the side. Wall mounted electric heater. Built in cupboard.

Bathroom

Fitted traditional white suite comprising of panelled bath with shower and screen over. Low level wc and pedestal wash hand basin. Chrome heated towel rail. Electric shaver point. Part tiled walls.

Exterior

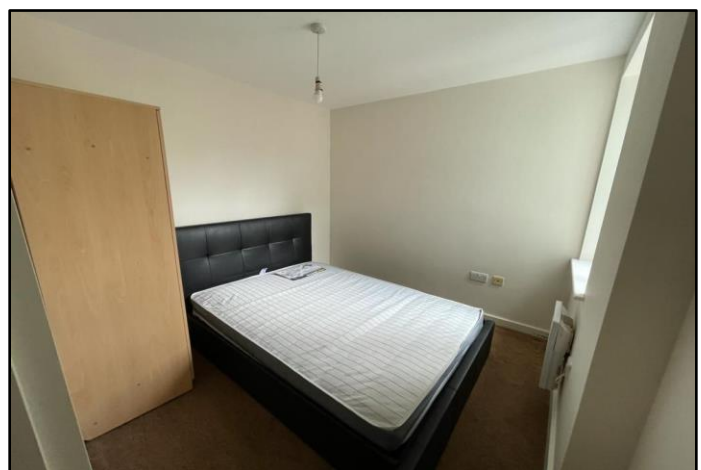
Allocated parking space in underground Car Park.

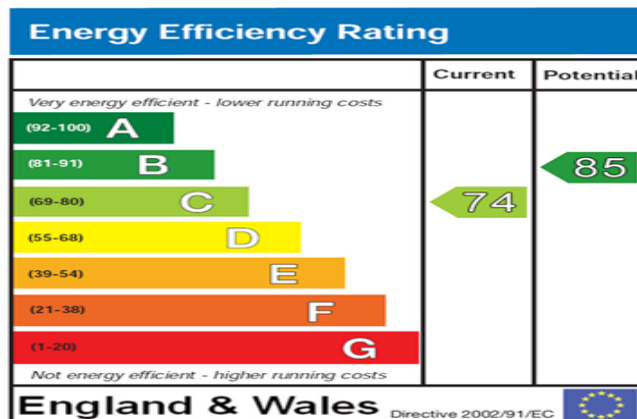
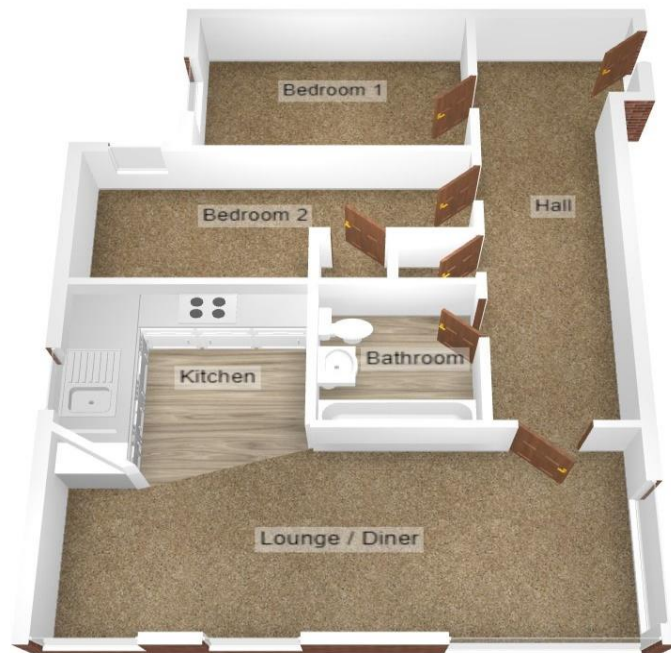
Agents Notes

COUNCIL TAX BAND C £2145.00



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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.