

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**BEAUCHAMP HOUSE,**  
CITY CENTRE, COVENTRY, CV1 3RX

**GUIDE PRICE**  
**£165,000**



## BEAUCHAMP HOUSE



# PROMINENCE

ESTATES

\*\*\*INVESTMENT OPPURTUNITY\*\*\* SOLD  
WITH TENANTS IN SITU ACHIEVING £1200  
PER MONTH

One of Coventry's Largest Two Bedroom City Centre Apartments Boasting an Enormous Open Plan Living Room and Kitchen Diner With a Combined Floor Space of 861 sq ft. This premium apartment is one of the largest within the whole development making it remarkably unique and most importantly a fantastic investment opportunity for any buyer.

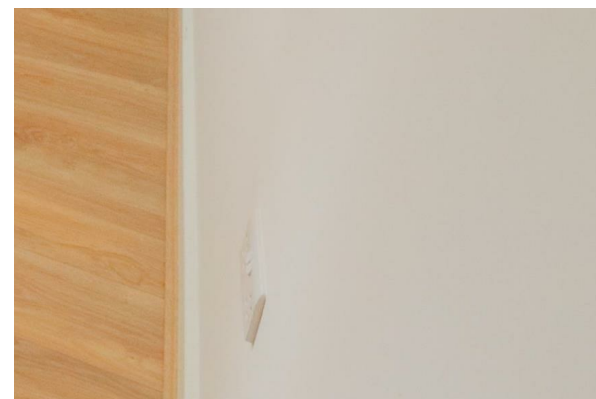
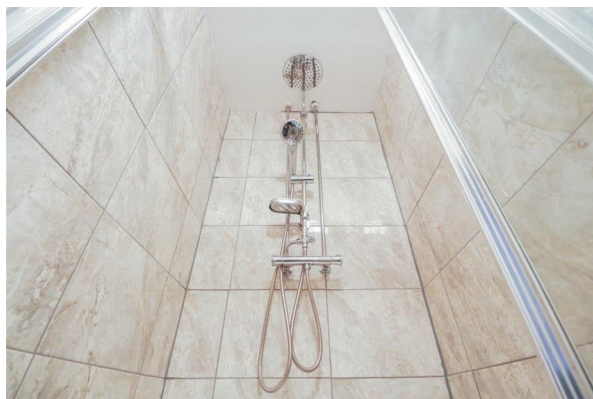
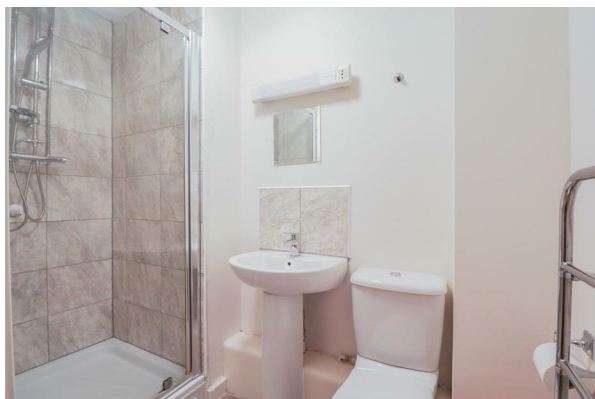
Two bedrooms, two bathrooms, a stunning open plan living room, kitchen and diner and a secure underground car park, some of the things that make this an impressive apartment. Recently renovated throughout, this two bedroom apartment has newly fitted flooring and tiled

bathrooms. In brief the apartment comprises of; entrance hallway, storage cupboard and utility cupboard, great sized double bedroom with en-suite shower room, second spacious bedroom, newly tiled family bathroom, open plan living room and a kitchen with a partitioned dining area. The apartment comes fully furnished with all furniture and is located on the second floor.

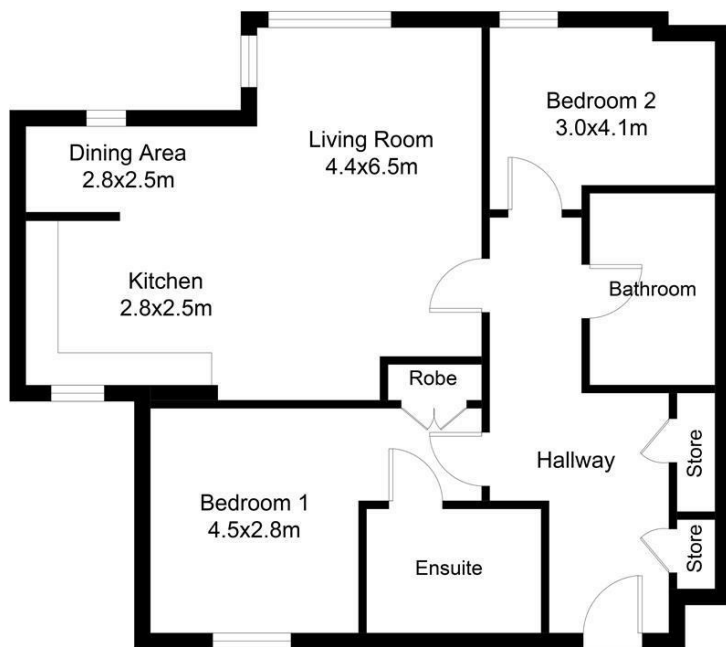
The apartment further benefits from being well situated with excellent nearby amenities including access to Coventry Train Station, Bus Station, Central Six Retail Park as well as all City Centre retail shops and restaurants.

A viewing is essential to fully appreciate the potential that this wonderful apartment holds.









FLOOR PLAN



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>	77	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Prominence Estates  
5 Queen Isabels Avenue,  
Cheylesmore,  
Coventry,  
CV3 5GE

02476 309 826  
sales@prominenceestates.com  
www.prominenceestates.com

  
**PROMINENCE**  
ESTATES