

Beckbury Road, Walsgrave, Coventry CV2 2DY  
£120,000

archerbassett  
LETTINGS AND SALES

**\*\*\*FANTASTIC LOCATION AND POTENTIAL RENTAL INCOME OF £10,200PA\*\*\*** A well presented two bedroom ground floor flat with double glazing and gas central heating within walking distance to University Hospital Coventry. Comprises of a spacious lounge and fitted kitchen with a range of wall and base units. There is a fully tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin. Other benefits include communal car park, and communal greenspaces.

**Lounge**  
**14'6" x 10'3" (4.42m x 3.13m)**

Double glazed window to front, spacious lounge with laminate flooring.

**Kitchen**  
**7'6" x 14'1" (2.29m x 4.29m)**

Double glazed windows to rear, good sized kitchen with a range of wall of base units.

**Bathroom**  
**7'6" x 5'11" (2.29m x 1.80m)**

Double glazed window to rear with privacy glass. Full tiles bathroom with white to include bath with shower over, W/C and hand wash basin.

**Bedroom 2**  
**10'5" x 7'9" (3.18m x 2.36m)**

Double glazed window to rear, small double bedroom with carpet.

**Bedroom 1**  
**11'6" x 10'2" (3.50m x 3.11m)**

Double glazed window to front, large double bedroom with carpet.

**Hall**  
**6'11" x 10'4" (2.11m x 3.16m)**

Internal hallway with three storage cupboards.

**Tenure - Leasehold**

The agent has been informed that the property is offered

leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

**Viewings**

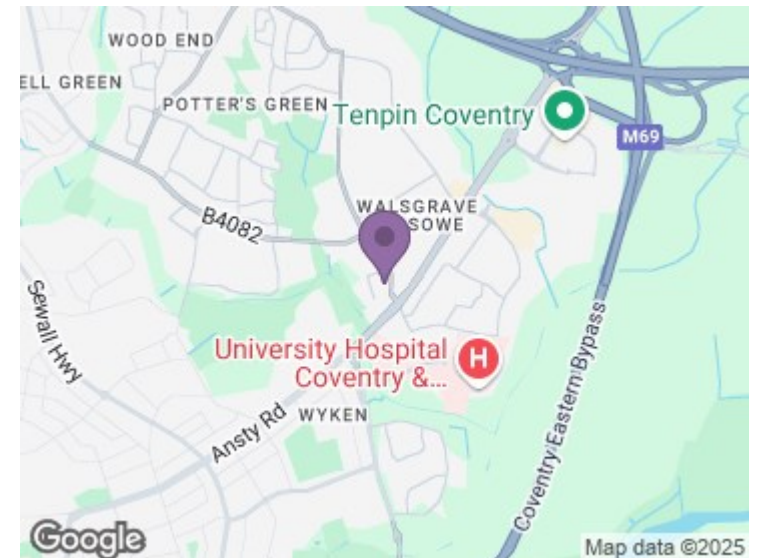
Viewings are strictly by appointment only via Archer Bassett.

**Agent Notes**

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
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4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

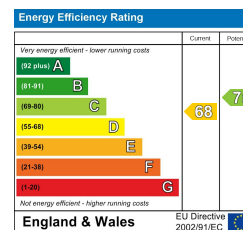


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
 Plan produced using PlanUp.



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