



Beckbury Road, Walsgrave, Coventry CV2 2DY  
£84,950

**archerbassett**  
LETTINGS AND SALES



**\*\*IDEAL INVESTMENT - CASH BUYERS ONLY\*\*** A two double bedroom first floor flat located within walking distance to University Hospital Coventry and local amenities. Briefly comprises of spacious living area, a fitted kitchen with a range of wall and base units, new integrated electric hob/oven and a part tiled bathroom with white suite to include corner shower cubicle with electric shower, W/C and hand wash basin. Additional benefits include communal off road parking, new energy efficient electric heating and well maintained communal green spaces.

**Kitchen**

**6'7" x 6'11" (2.00m x 2.12m)**

Double glazed window to front, fitted kitchen with a range of wall and base units, newly installed integrated electric hob and oven.

**Hall**

**7'1" x 10'7" (2.15m x 3.22m)**

Spacious hallway with two built in storage cupboards.

**Bathroom**

**6'9" x 5'10" (2.07m x 1.78m)**

Double glazed window to side, part tile modern bathroom with white suite to include corner shower cubicle with electric shower, W/C and hand wash basin.

**Lounge**

**15'4" x 10'9" (4.68m x 3.27m)**

Large double glazed windows to front, generously sized living room.

**Bedroom 1**

**14'6" x 10'9" (4.42m x 3.27m)**

Double glazed window to rear with views of communal green space. Large double room with fitted wardrobes and vanity

**Bedroom 2**

**9'10" x 10'7" (2.99m x 3.22m)**

Double glazed window to rear with views of communal green space. Double room.

**DISCLAIMER**

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**Tenure - Leasehold**

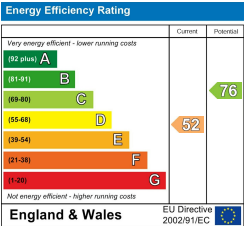
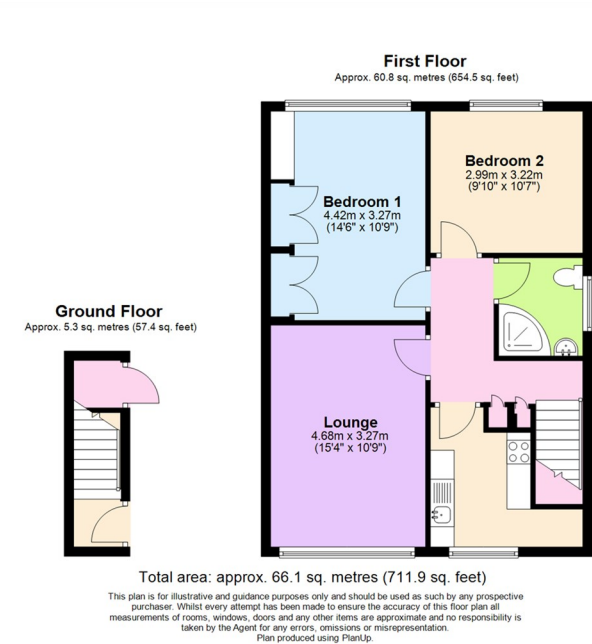
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have 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.
- 3. These particulars do not constitute part or all of an offer or contract.
- 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.



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