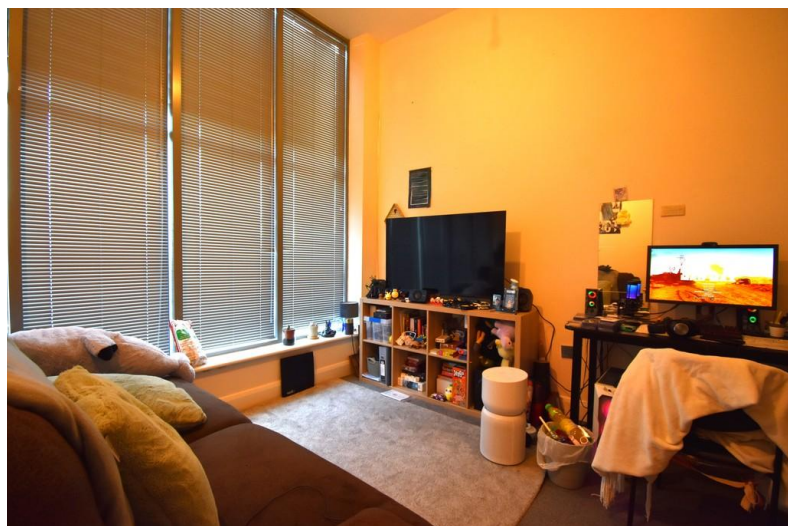


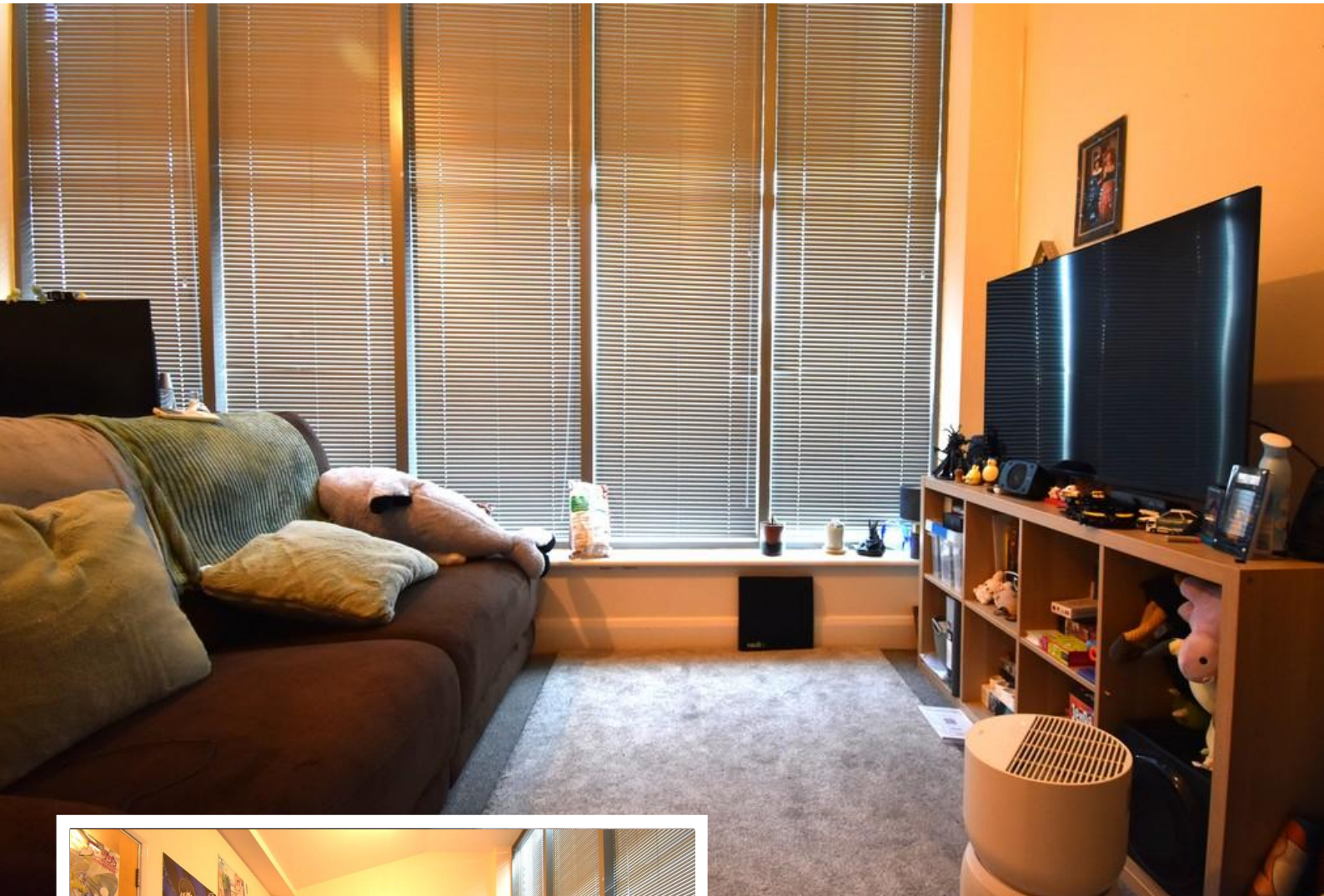


Mandara Point
Drapers Fields
Coventry
CV1 4AF

- Walking distance to Coventry University and City Centre
- £1,200 PCM Income Potential
- Secure Gated Development
- Extremely Long Lease

Offers In Excess Of £120,000
EPC Rating '74'





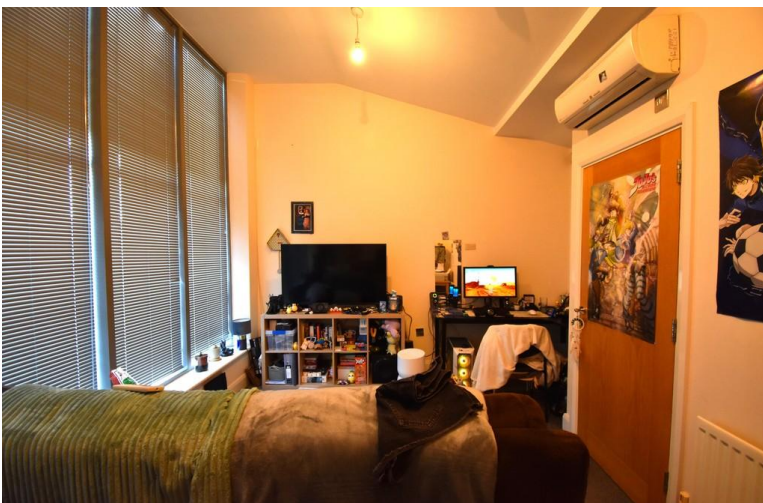
Property Description

ABOUT THE PROPERTY

This attractive one-bedroom mid-floor duplex apartment is located within an exclusive gated development in CV1 4AF, offering a blend of modern city living and secure comfort. The property benefits from gas central heating and double glazing throughout, making it both energy-efficient and cozy year-round.

Conveniently situated for Coventry City Centre and Coventry University, the apartment is ideal for professionals, students, or investors. On the ground floor, you'll find an entrance hall, a useful store cupboard, a guest WC, and a spacious double bedroom complete with an en suite shower room. Stairs lead up to the first floor where a bright and airy living room awaits, enhanced by an air conditioning unit for added comfort. The adjoining kitchen area is well-equipped with integrated appliances, perfect for contemporary living.

The development includes secure on-site parking, adding peace of mind and convenience. The property is currently





let at £1,000 per calendar month (exclusive of bills), with potential to increase rental income to approximately £1,200 PCM, making it a strong buy-to-let opportunity or a smart first purchase.

This is a leasehold property with the lease expiring in 2132. The current ground rent is £100 per annum, and the service/maintenance charge is £1,026.38 per year, reviewed annually. Please note that lease details are provided for guidance only and should be verified by your solicitor.

Important Note To Purchasers

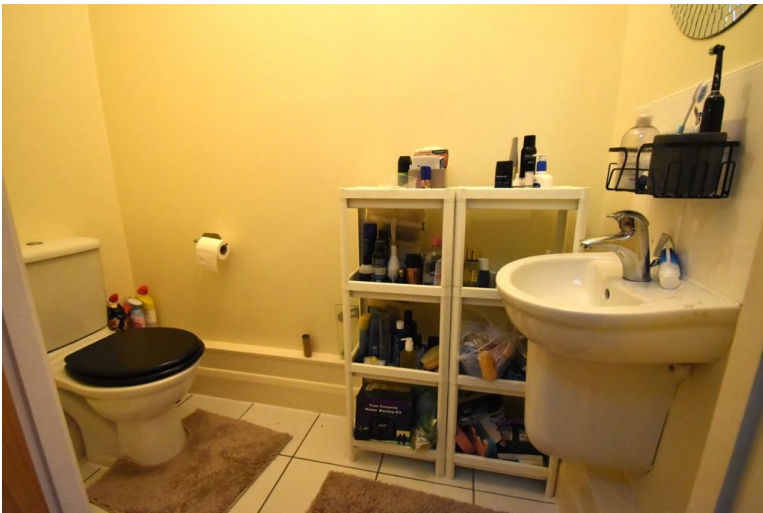
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

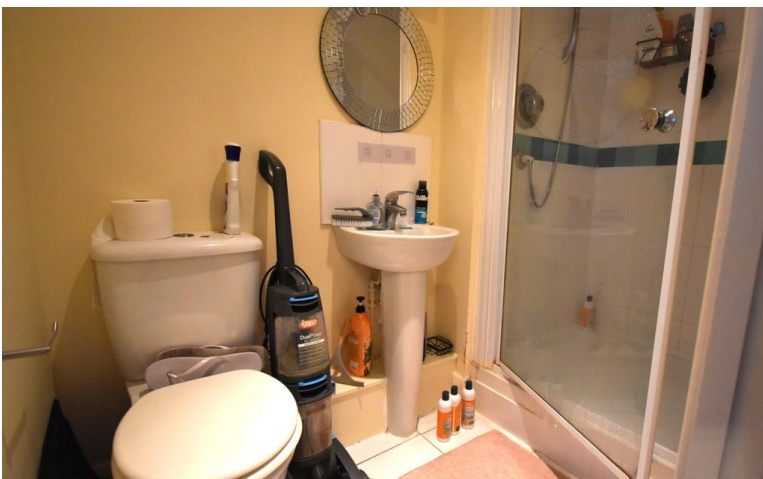


All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.



Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



ENTRANCE LOBBY

LIVING ROOM

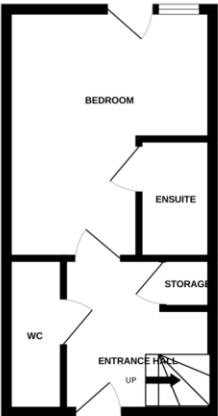
KITCHEN AREA

DOUBLE BEDROOM

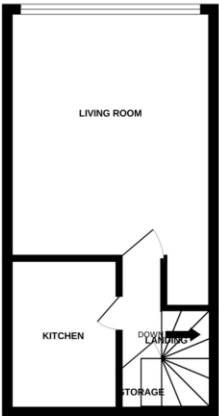
ENSUITE

GUEST WC

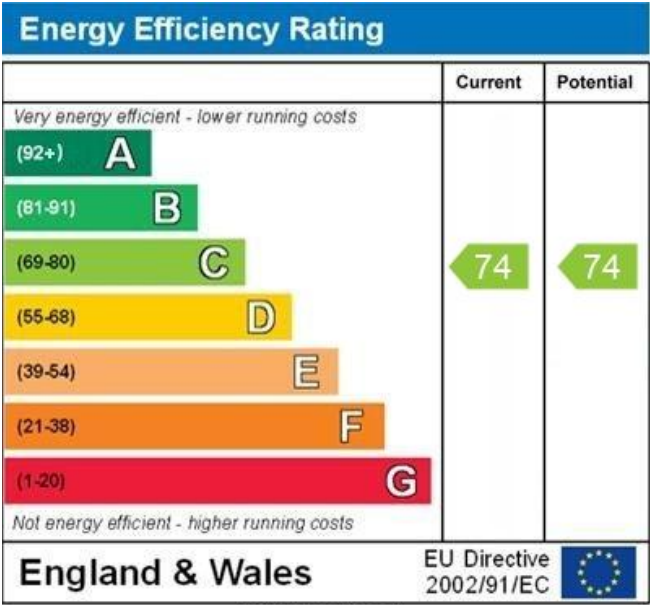
GROUND FLOOR
257 sq ft. (23.9 sq.m.) approx.



1ST FLOOR
257 sq ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq ft. (47.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions in this statement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagor 02025



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sales@doud9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements