

**Drapers Field
Canal Basin
Asking Price £125,000**



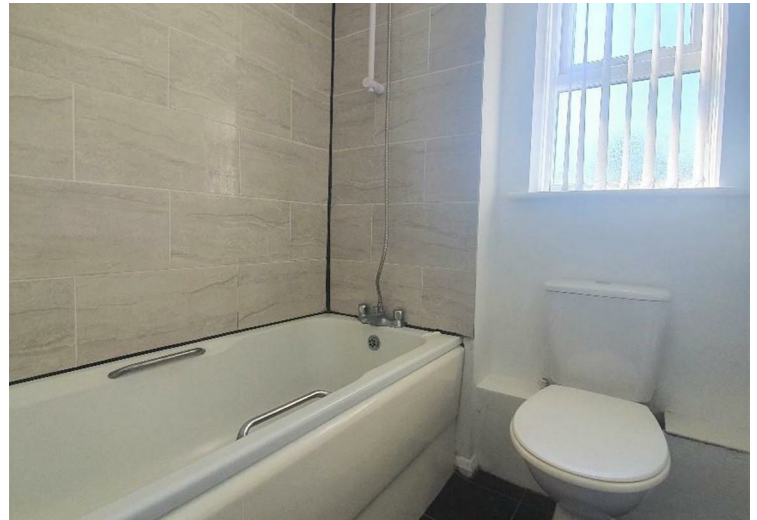
Located within a convenient and sought after area, this 2 bedroom ground floor flat is an ideal first time buy or investment purchase.

Within walking distance of Coventry City Centre and offering canal side views, the property briefly comprises of:- entrance hallway, lounge, fitted kitchen with integrated electric oven & hob, bathroom and two double bedrooms.

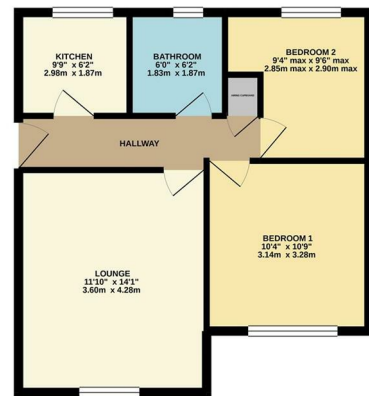
The property also benefits from off road parking.

Leasehold - 74 Years Remaining
 Ground Rent - £60 Per Annum
 Management Fee - £105.00 per month

- EPC Rating: D
- Ground Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen with Integrated Electric Oven
- Conveniently Located for Coventry City Centre
- Canalside Views
- Off Road Parking
- No Upward Chain
- Leasehold - 74 Years Remaining
- 360 Tour



GROUND FLOOR
 488 sq.ft. (45.3 sq.m.) approx.



GROUND FLOOR FLAT
 TOTAL FLOOR AREA: 525 SQA (48.7 sq.m.) approx.
 Measurements are approximate and should not be relied upon for legal purposes. The actual area may vary slightly. The measurements are taken to the best of our knowledge and are not intended to be a guarantee of accuracy. We do not accept liability for any errors or omissions. © Elite Property 2024

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Leasehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Elite Property

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Energy Efficiency Rating	
Current	Potential
67	78
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	