



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



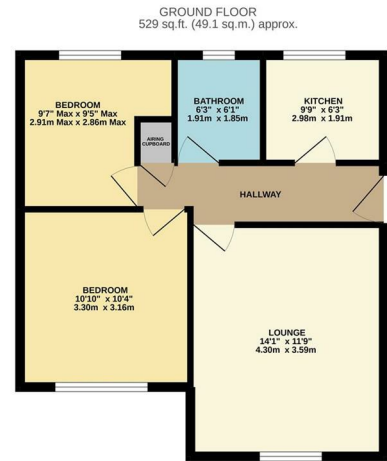
Located within a convenient and sought after area, this 2 bedroom ground floor flat is currently let at a rental of £750.00 per calendar month and is an ideal investment.

The flat is within walking distance of Coventry City Centre and offers canal side views and 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 Flat
- 2 Double Bedrooms
- Fitted Kitchen With Integrated Electric Oven
- Conveniently Located for Coventry City Centre
- Canalside Views
- Off Road Parking
- No Upward Chain
- Leasehold - Approx 74 Years Remaining
- 360 Tour



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the information provided, the vendor does not warrant the accuracy of the information provided. This plan is for general guidance only and should not be used as the basis for any legal proceedings or any other purpose. The vendor, agent and property owner accept no liability for any errors or omissions.
 Max and Matilda (2022)

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.

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