

**Drapers Field  
Canal Basin  
Asking Price £140,000**



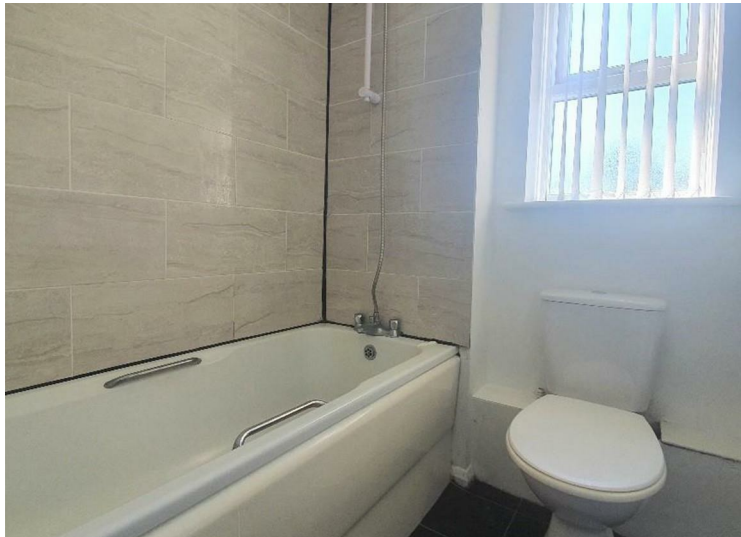
Located within a convenient and sought after area and currently let at a rental of £750.00 per calendar month and this ground floor apartment is an ideal investment purchase.

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.

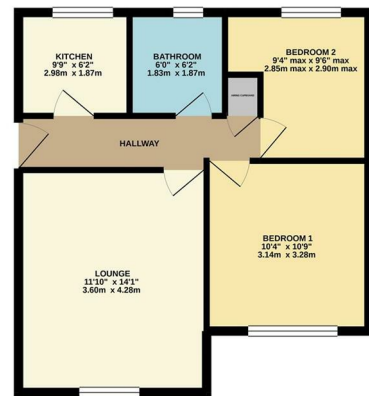
The property also benefits from off road parking.

Leasehold - 162 Years Remaining  
 Ground Rent - £60 Per Annum  
 Management Fee - £100.00 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 - 162 Years Remaining
- 360 Tour



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



GROUND FLOOR FLAT  
 TOTAL FLOOR AREA: 55.58 SQ.M (117.7 SQ.M) APPROX.  
 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.  
 Date: 08/08/2022 10:00 AM

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**

**Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED**

**Tel: 024 7665 2200**

**www.eliteproperty.co**

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