



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



Elite Property are pleased to present this two-bedroom ground floor apartment, ideally located within the sought-after Drapers Field development. The property is vacant and offered with no upward chain, making it an excellent choice for first-time buyers, downsizers, or investors.

Set within walking distance of Coventry City Centre, the apartment enjoys pleasant canal-side views and convenient access to local shops, transport links, and leisure facilities.

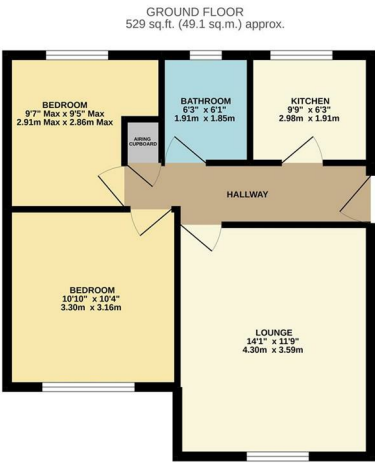
The accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen with integrated electric oven and hob, two double bedrooms, and a modern bathroom. The property also benefits from off-road parking and secure communal entry.

Situated in a popular and well-connected area, this apartment offers comfortable, low-maintenance living close to the heart of the city.

Offered with no upward chain – viewing is highly recommended.

Leasehold - 161 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 161 Years Remaining
- 360 Tour



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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