



Connells

**Drapers Fields
Canal Basin Coventry**



Property Description

Located on a prime residential area, this upper floor one bedroom apartment overlooks the Coventry Canal basin and would be an ideal first time/investment buy. The accommodation briefly comprises: lounge, fitted kitchen, one bedroom and fitted bathroom.

The property is offered with no upward chain and will be vacant on completion.

Approach

Communal entrance door.

Communal Hall

Stairs rising to all floor and personal door to;

Private Hallway

Storage heater.

Lounge

12' 7" x 11' 1" (3.84m x 3.38m)

Double glazed window to the front elevation, storage heater,

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric oven and electric hob with cookerhood over, plumbing for washing machine, space for domestic appliance.

Bedroom

11' 1" x 8' (3.38m x 2.44m)

Double glazed window to the front elevation, built-in wardrobes and storage heater.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and extractor fan.

Outside

Communal garden and allocated parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/COV319774

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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