



**99 Drapers Fields, Canal Basin  
Coventry CV1 4RA  
Guide Price £120,000**

Pointons are delighted to offer this modern second floor apartment located on the outskirts of Coventry City Centre. Within a 5 minute walk to the town centre and great network links, this property is a perfect buy for a First time buyer or investor

This property briefly comprises of; an entrance hallway, lounge, breakfast kitchen, one double bedroom, and a bathroom with shower over bath. The apartment also benefits from double glazing, E7 heating, allocated parking and stunning canalside views. Council tax - A / EPC - C





### Entrance Hall

8'11" x 4'9" (2.71m x 1.45m)

Entrance door into property, intercom telephone, panel heater, two storage cupboard, door to:

### Living Room

12'1" x 14'8" (3.68m x 4.46m)

Two windows to side, window to rear, storage heater, Cable tv point, internet and telephone point, door to:

### Kitchen

14'10" x 7'3" (4.53m x 2.20m)

Fitted kitchen with matching base and eyelevel units, one and a half bowl composite sink, four ring integrated electric hob and oven with extractor fan above, window to rear, storage cupboard.

### Bedroom

8'11" x 11'2" (2.71m x 3.41m)

Window to side, panel heater, fitted wardrobes,

### Bathroom

6'1" x 5'7" (1.86m x 1.70m)

Fitted with a three piece suite, consisting of an Vanity storage unit with integrated hand wash basin, close coupled W/C, deep panelled bath with an electric shower above.

### Tenure

Leasehold approximately 164 Years Remaining

Ground Rent approximately. £60 Per Annum

Service Charge approximately £105.00 per month

Current tenants pay £775pcm

### Good to know

Floor area: 472.6 sqft

Energy efficiency rating: C

Council tax band: A

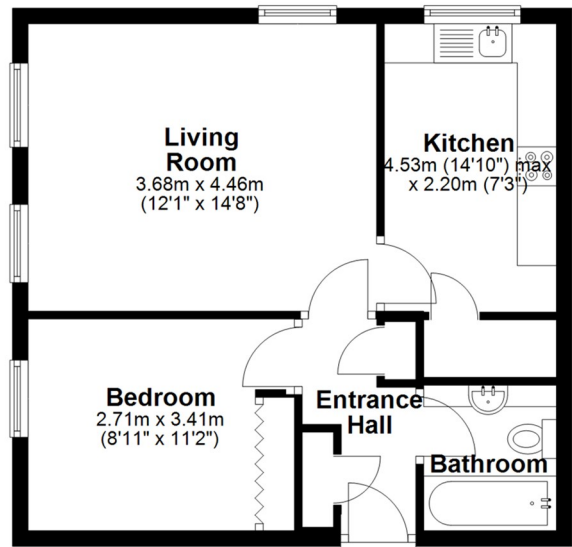
Year built: 1996

Vendor Position, Selling with tenant in situ

Heating: Electric Economy 7 heated

detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

### Ground Floor



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Disclaimer

Please Note: All fixtures & Fittings are excluded unless



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