



- ♥ No Chain
- ♥ Spacious lounge
- ♥ Modern fitted kitchen with appliances
- ♥ Double bedroom with en-suite

Asking Price Of £110,000

20 Mandara Point, Drapers Fields, Coventry, CV1 4AF

****No Chain**** Investment opportunity. Benburys are please to present this beautiful one bedroom pent house apartment overlooking Coventry Canal Basin just outside the City Centre. The property briefly comprises of a double bedroom with en-suite shower room. Spacious lounge with remote control reverse cycle air conditioning and ceiling high windows which provide great views across the City. Modern fitted kitchen and separate WC. The property benefits from gas central heating, under floor heating to the bedroom and en-suite. Secure gated access and allocated parking. 106 years remaining on the lease. Service charge £1143.40 PA. Ground Rent £100 per annum



Property Description

ENTRANCE HALLWAY With doors off to WC and bedroom and utility cupboard and stairs rising to the first floor.

WC ROOM WC, low level W.C. pedestal wash hand basin, under floor heating

MASTER BEDROOM 8' 3" x 9' 11" (2.519m x 3.036m) Double glazed window and balcony door to front aspect, under floor heating door to En-suite shower room

EN-SUITE 3' 11" x 7' 7" (1.209m x 2.327m) Having fully tiled shower cubicle, pedestal wash hand basin, low level w.c. under floor heating extractor fan, tiled floor

UTILITY ROOM Plumbing for washing machine and storage

STAIRS Stairs leading to the first floor living area

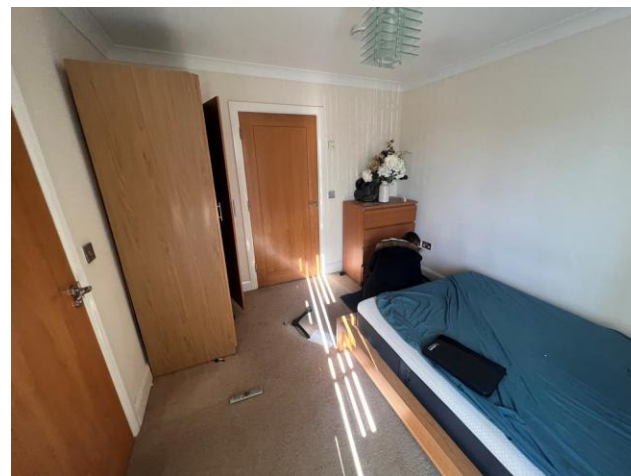
LOUNGE 11' 8" x 14' 2" (3.559m x 4.327m) Double glazed ceiling height window to front aspect, double central heating radiator. Air conditioning unit.

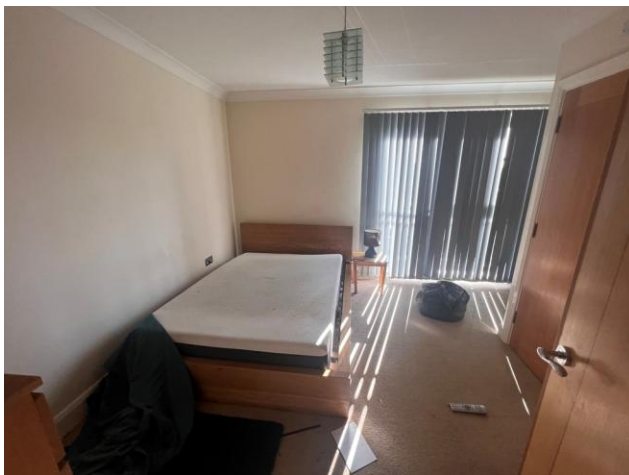
KITCHEN 6' 1" x 8' 7" (1.863m x 2.633m) Fitted with range of matching base units and wall cupboards incorporating drawers, inset single drainer stainless steel sink unit, roll top work surfaces with complimentary tiling to splash backs, built in electric oven and gas hob & extractor fan. Ceramic tiled flooring

STORAGE To the first floor landing housing combination boiler

AGENTS NOTES 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





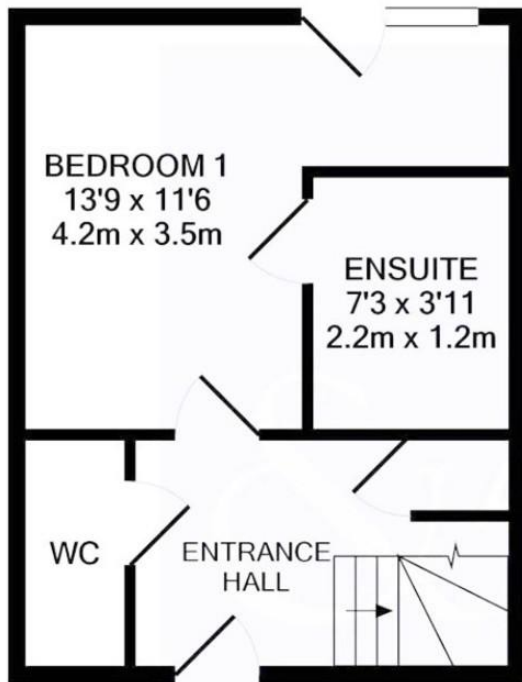
contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

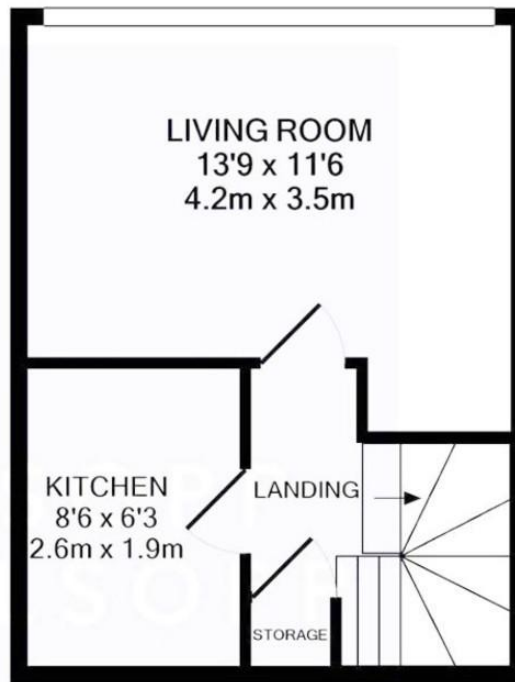
4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.1 SQ.M.)

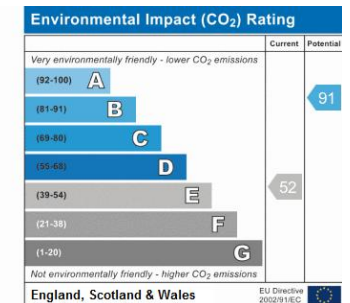
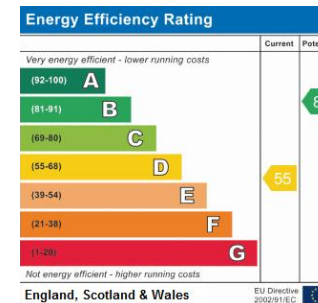


1ST FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements