



**1 Bedroom Apartment**  
**located on Drapers Fields, Coventry**  
**£105,000**







**\*\*NO CHAIN - POPULAR DEVELOPMENT IN CENTRAL LOCATION - WELL PRESENTED THROUGHOUT\*\*** This is a fantastic opportunity to purchase a double bedroom apartment overlooking Coventry Canal and surrounded by amenities. The property briefly comprises; communal entrance, private entrance hall, open plan lounge diner flowing through to the kitchen breakfast room with dual aspect windows allowing plenty of natural light, followed by bathroom and double bedroom. This property benefits from no forward chain.

#### DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

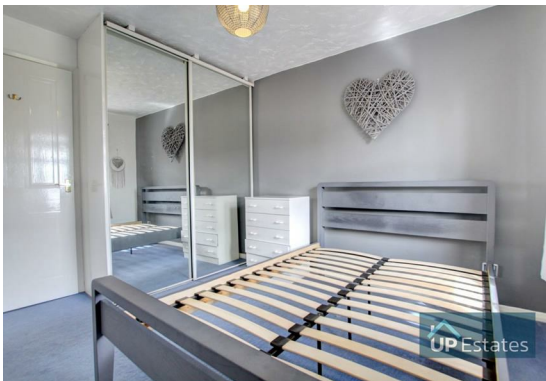
£105,000

- NO CHAIN
- POPULAR CITY CENTRE DEVELOPMENT
- OVERLOOKS RIVER
- DOUBLE BEDROOM WITH INTEGRATED STORAGE
- COUNCIL TAX BAND A
- EPC RATING C





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







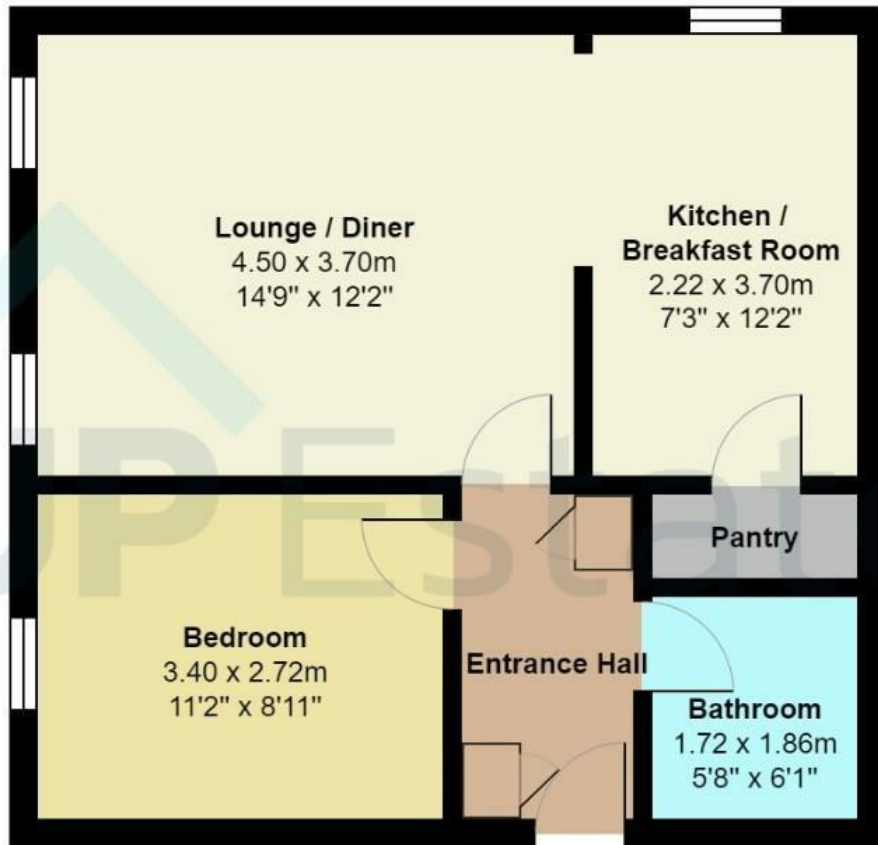


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## Drapers Fields, Coventry



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Total Area: 45.3 m<sup>2</sup> ... 487 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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