







1 Bedroom Flat

located on Drapers Fields, Coventry

£115,000

UP Estates

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- NO UPWARD CHAIN
- ONE BEDROOM APARTMENT
- LEASE EXTENDED TO 163 YEARS
- CANALSIDE SETTING
- GENEROUS LIVING ROOM
- SEPARATE FITTED KITCHEN
- BUILT-IN WARDROBE
- ENTRANCE HALL WITH STORAGE
- BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING

NO UPWARD CHAIN | ONE BEDROOM APARTMENT | ALLOCATED PARKING | GENEROUS LIVING ROOM | CANALSIDE SETTING | LEASE EXTENDED TO 163 YEARS

Offered to the market with no upward chain, this well presented one bedroom apartment is situated on Drapers Fields in a canalside setting. With allocated parking, useful storage and nearby towpath walks, the property would make an ideal first time purchase or investment opportunity.

The accommodation begins with an entrance hall featuring storage cupboards, leading into a generous living room with windows on two sides providing plenty of natural light. The separate fitted kitchen is accessed from the living room and includes wall and base units, work surfaces, tiled splashbacks and a built-in oven and hob, alongside space for a dining table.

The bedroom benefits from a built-in wardrobe, while the bathroom is accessed from the hall and includes a bath with shower over, wash basin and WC.

Externally, the property has an allocated parking space, with communal lawns and planted areas around the building. The canal and towpath provide a pleasant setting for walks, complementing the apartment's practical layout ,chain-free status and extended lease for peace of mind.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



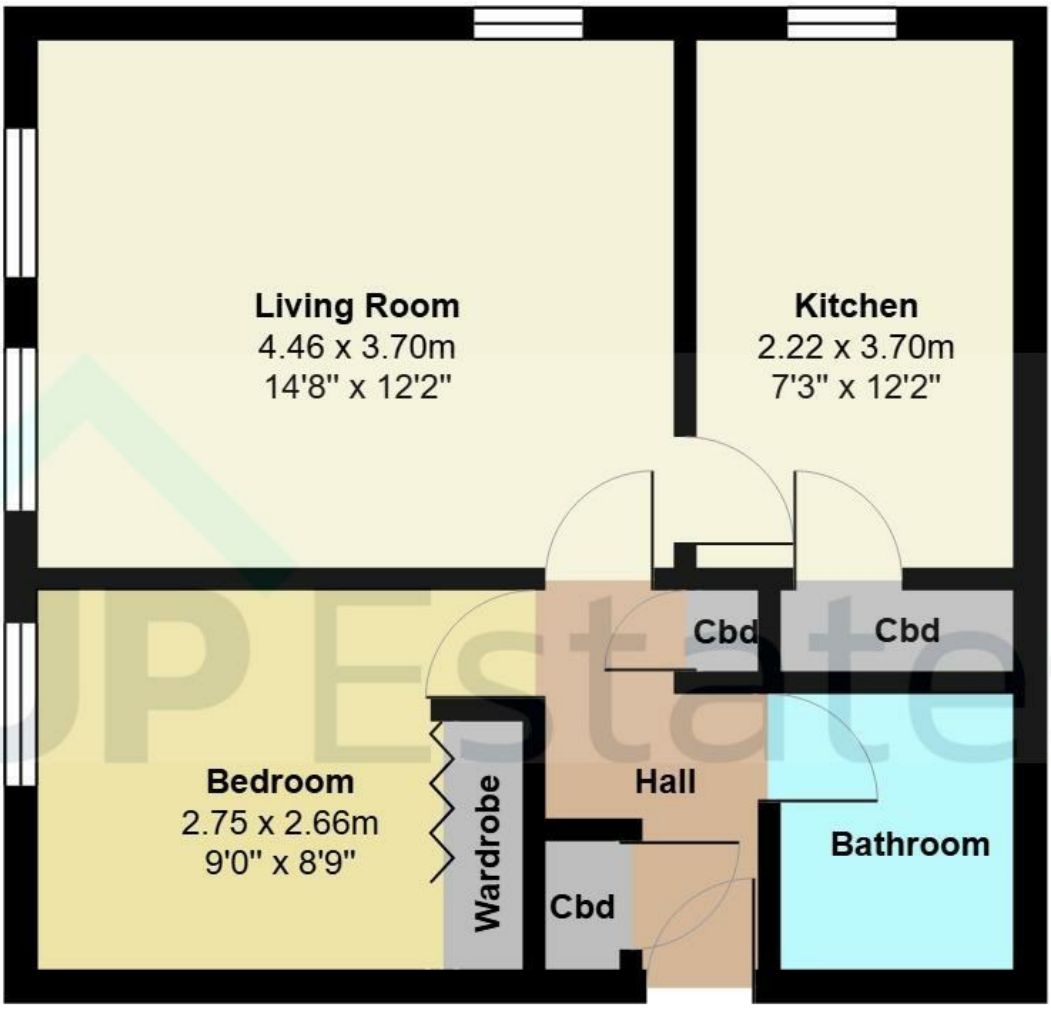
by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

Drapers Fields, Coventry



Total Area: 44.6 m² ... 480 ft²

All measurements are approximate and for display purposes only

CONTACT

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