



**Connells**

Mandara Point Drapers Fields  
Coventry



## Property Description

A one-bedroom duplex apartment situated in the popular Canal Basin development. The property comprises a fitted kitchen, a spacious lounge, a modern en-suite bathroom, and a comfortable double bedroom..

Additional benefits include secure gated communal parking and well-maintained shared areas.

Ideal for a single professional or couple, this apartment offers practical living in a convenient location.

## Approach

Communal entrance door.

## Communal Entry

Stairs to first floor and personal door to;

## Private Hallway

Doors to;

## Guest W/C

Comprising, toilet, wash hand basin and radiator.

## Storage Cupboard

Containing washing machine and freezer.

## Lounge

Full length double glazed window to the front elevation and radiator.

## Fitted Kitchen

Base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with extractor fan, integrated dishwasher.

## Bedroom One

Radiator and double glazed window and door opening onto a Juliet balcony.

## En-Suite

Comprising, shower cubicle, wash hand basin, toilet and extractor fan.

## Outside

Communal parking.





To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: C Council Tax  
Band: A

Service Charge:  
1222.00

Ground Rent:  
100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV323816](https://www.connells.co.uk/Property/COV323816)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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