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Drapers Fields, Canal Basin
City centre CV1 4RD

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ZERO DEPOSIT SERVICE OFFERED* *AVAILABLE FROM JULY 2019 A very well-presented ground floor apartment located next to the canal basin within walking distance from the city centre and Coventry University. The accommodation briefly comprises of lounge, fitted kitchen with fridge, cooker and washing machine, two double bedrooms and bathroom with shower. The property benefits from electric heating and parking. FURNISHED. No Smokers. No Pets.

Energy rating C.

Shortland Horne referencing fees Including VAT:

Referencing fee - £150 per adult

Guarantor (if required) £150 per guarantor

Tenancy Administration fee - £100 per property

Custom text box





Custom text box



Dimensions



Floor Plan

Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

EPC

