



**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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**follow us**  

**Drapers Fields**  
**CV1 4RA**





£115,000 Offers over

Bedrooms 2  
Bathrooms 1

**\*\* IDEAL FIRST TIME PURCHASE OR INVESTMENT! \*\* CLOSE PROXIMITY TO COVENTRY CITY CENTRE! \*\* NO CHAIN AND CURRENTLY BEING RENTED OUT FOR £725.00 PCM.**

A well presented, deceptively spacious ground floor apartment situated within this sought after development of Canal Basin. The accommodation briefly comprises entrance hall, impressive 16 feet long lounge/dining room, fitted kitchen with integrated appliances, two good sized double bedrooms and a family bathroom/w.c.  
UPVC glazed & electric storage heaters throughout.

Additional Information  
Ground Rent: £5pcm (collected yearly £60)  
Length of Lease Left: 79 years  
Monthly service Charge: £105 pcm

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR

GROUND FLOOR	
Lounge/Diner	11'7 x 16'9
Kitchen	10'1 x 7'2
Bathroom	5'5 x 6'2
Bedroom One	9'2 x 13'1
Bedroom Two	10'2 x 9'2