



SHORTLAND  
HORNE

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Property Experts



Drapers Fields  
CV1 4RA



# Drapers Fields

## CV1 4RA

**\*ZERO DEPOSIT SERVICE OFFERED\* \*AVAILABLE END OF JUNE\***

A well-presented, deceptively spacious ground floor two bedroom apartment situated within this sought after development of the Canal Basin. The accommodation briefly comprises entrance hall, a good size lounge / dining room, fitted kitchen with integrated appliances, two good sized double bedrooms – one with built-in storage and a family bathroom. This property is close to this city centre, local amenities, schools and comes with allocated parking to the rear. Families yes. Professional sharers yes. Students yes. Pets no. FURNISHED WITH THE T.V. INCLUDED. Energy rating C.

£725 rent in advance

£835 deposit

selling quality  
property since 1995

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# TENANTS PAY LESS UPFRONT

Free up your cash by  
buying a Zero Deposit  
Guarantee instead of  
paying a costly deposit.



## Dimensions

### GROUND FLOOR

#### Lounge/Diner

3.53m x 5.11m

#### Kitchen

3.07m x 2.18m

#### Bathroom

1.65m x 1.88m

#### Bedroom One

2.79m x 3.99m

#### Bedroom Two

3.10m x 2.79m

2. You make a payment equivalent to one week's rent, provide your Direct Debit details and then the paperwork is generated and copies sent to all parties.

3. Your landlord gets a guarantee for the same amount as a six week tenancy deposit and you remain liable for any damage or financial loss due to them.

4. At the end of the tenancy, the inventory and check-out are completed and if you leave the property in a satisfactory condition with no outstanding rent or bills, there is no further action required.

5. If there is any damage to the property or unpaid rent, you need to reimburse the landlord yourself. If you dispute the landlord's claim, you and the landlord will be asked for evidence which will be sent for expert evaluation.

6. If the expert finds in the landlord's favour, we settle the claim with your landlord and seek reimbursement from you directly. If you fail to reimburse us



# 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.

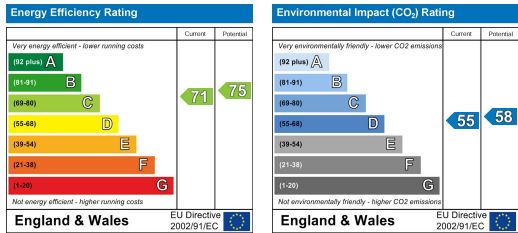
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**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



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