

Drapers Fields, Canal Basin, Coventry CV1 4RB
£115,000

archerbassett
LETTINGS AND SALES

**** INVESTORS ONLY - CURRENT RENTAL INCOME OF £9000PA **** This well presented one bedroom top floor apartment within walking distance to Coventry City Centre benefits from double-glazing and electric storage heating. Comprises of a spacious lounge, modern fitted kitchen with a range of wall and base units and integrated electric hob and oven, part tiled bathroom with white suite and shower cubicle with electric shower. Other features include allocated parking, pantry and secure entry phone system.

Hallway
9'3" x 5'8" (2.82m x 1.73m)

Entrance hallway with two built in storage cupboards.

Bathroom
6'1" x 5'7" (1.86m x 1.70m)

Part tiled bathroom with white suite to include shower cubicle, W/C and hand wash basin.

Kitchen
11'11" x 7'10" (3.63m x 2.38m)

Double glazed window to rear, range of wall and base units with integrated electric hob and oven. Also benefits from built in pantry cupboard.

Bedroom
9'3" x 11'4" (2.82m x 3.46m)

Double glazed window to side, double room with carpet.

Lounge
11'11" x 15'1" (3.63m x 4.61m)

Dual aspect double glazed windows, spacious lounge with carpet.

Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Leasehold Information

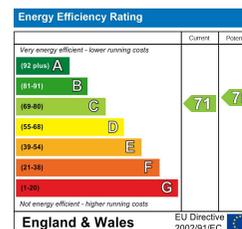
161 years on the lease.
 Ground Rent is Zero
 Service charge is is £100pcm (£1200pa)
 Current rental income of £9000pa. Fixed term tenancy in place until 30/09/2025

Floor Plan
 Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 46.0 sq. metres (495.5 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
 Plan produced using PlanUp.



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