



# MATTHEW JAMES

Property Services



## 31 Drapers Fields

, Coventry, CV1 4RA

**£139,995**

EXTENDED LEASE...TWO BEDROOMS... FIRST FLOOR... OPEN PLAN LIVING... NO UPWARD CHAIN... PERFECT INVESTMENT PROPERTY OR FOR THE FIRST TIME BUYER... Are you looking for your next investment property, looking to downsize or your first property? This first floor apartment comes with a long lease, allocated secure parking and NO UPWARD CHAIN. Located near to Coventry City Centre its perfect for those that work close by or the investment buyer looking for their next property to add to their portfolio. Briefly comprising secure access into the building, entrance hallway with storage cupboard, open plan lounge / diner and separate kitchen, family bathroom with shower over the bath, two double bedrooms allocated parking and fully furnished Call us now to book your viewing.

- Great Investment Achieving £850pcm
- Two Double Bedrooms
- Canal Basin Area - CV1
- Lease Extended to over 170 Years
- Allocated Parking
- EPC Rating C
- Council Tax Band B
- Ground Rent £125 PA
- Service Charge £1260 PA approx
- Minutes Walk to City Centre, University & Train Station

### Viewing

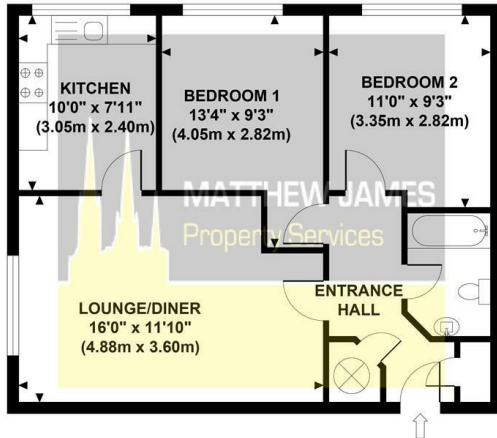
Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

## DRAPERS FIELDS

Approximate Gross Internal Area 598 sq ft / 55.60 sq m



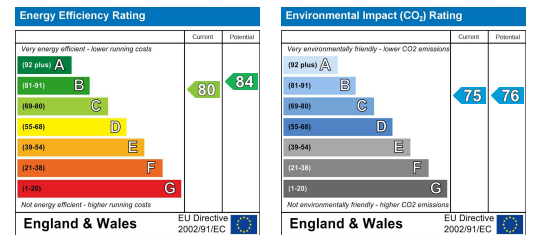
### GROSS INTERNAL FLOOR AREA 598 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

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