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Property Experts



Drapers Fields  
Canal Basin CV1 4RE



# Drapers Fields

## CV1 4RE

\* WELL APPOINTED 1 BEDROOM GROUND FLOOR APARTMENT \*  
PLEASANT ASPECT OVERLOOKING COVENTRY CANAL \* IDEAL  
FIRST TIME BUYER OR BUY TO LET INVESTMENT \* VIEWING  
HIGHLY RECOMMENDED WITH NO CHAIN

Nestled in the charming area of Drapers Fields, Coventry, this well-appointed ground floor apartment presents an excellent opportunity for both first-time buyers and buy-to-let investors. The property boasts a spacious lounge that offers a welcoming atmosphere overlooking the Coventry Canal watching local residents fishing !

The apartment features a comfortable double bedroom, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for residents and visitors alike. One of the standout features of this property is its delightful view overlooking the picturesque Coventry Canal, which adds a touch of tranquillity to urban living.

Additionally, the apartment comes with an allocated car parking space, a valuable asset in this bustling area. With its modern design and prime location, this purpose-built apartment is not only a practical choice but also a delightful place to call home. Whether you are looking to step onto the property ladder or seeking a sound investment opportunity, this apartment in Drapers Fields is certainly worth considering.

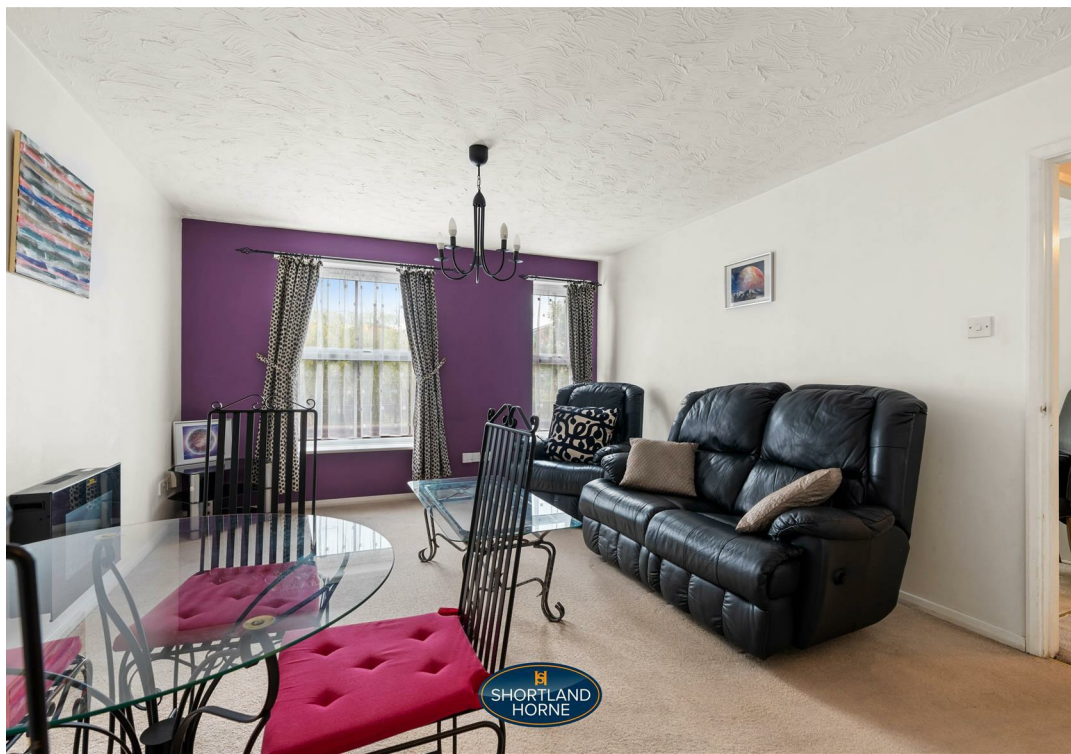
The apartment is Leasehold with a 189 year lease having 161 years remaining and the Service Charge including the Building Insurance £100 per month.

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

selling quality  
property since 1995















## Dimensions

IDEAL FIRST TIME  
BUYER OR BUY TO  
LET INVESTMENT

ENTRANCE HALL

ATTRACTIVE  
LOUNGE  
OVERLOOKING  
COVENTRY CANAL

4.45 x 3.63

OPEN PLAN FITTED  
KITCHEN WITH HOB  
& OVEN

3.63 x 2.18

DOUBLE BEDROOM

3.40 x 2.70

BATHROOM WITH  
SHOWER

ALLOCATED CAR  
PARKING SPACE &  
VISITOR PARKING

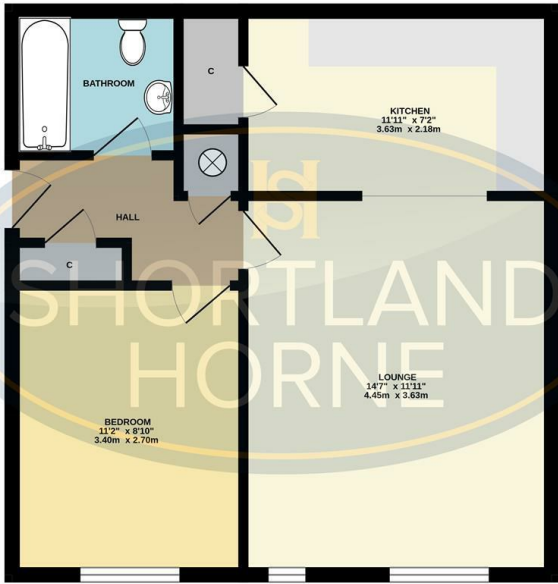
VACVANT POSSESSION  
WITH NO CHAIN





Floor Plan

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro (2025).

Total area: 451.00 sq ft

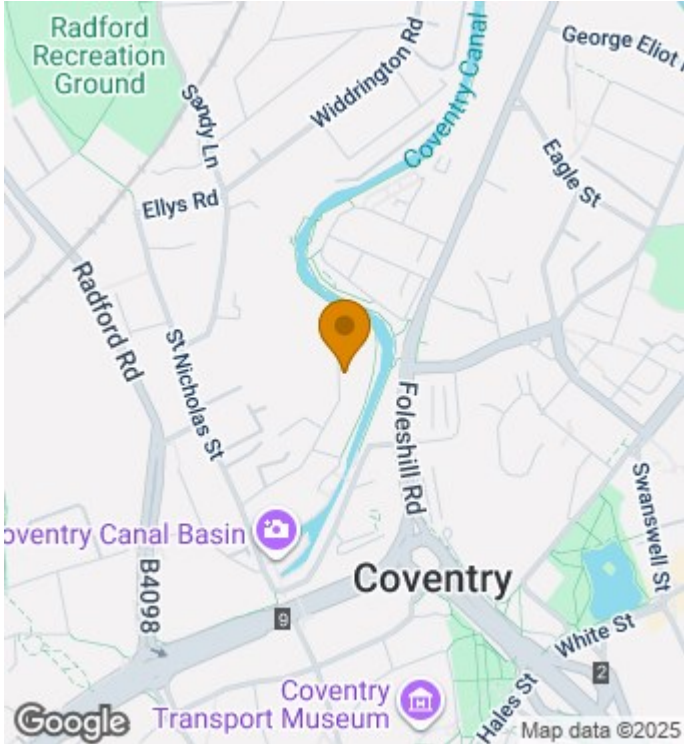
Disclaimer

**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

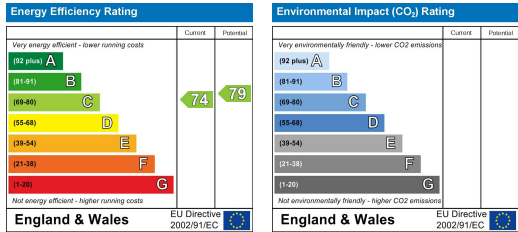
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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