



Mandara Court
Drapers Fields
Coventry
CV1 4AF

- Superb Ground floor Apartment
- 2 Bedrooms
- Double Glazing and Under Floor Heating
- Living Room

Asking Price Of £132,500
EPC Rating '77'





Property Description

DESCRIPTION

An attractive Two bedroomed ground floor apartment located within an exclusive gated development and affording under floor Heating and Double Glazing.

Conveniently situated for the City Centre and Coventry University and offering modern city living; in brief the property comprises; entrance hall, a living room with kitchen off (incorporating fitted appliances), a bathroom, the double bedroom (with an en-suite shower room) and a further single bedroom. There is a useful cupboard located in the hallway..

Adjacent to the apartment is an enclosed sun terrace. Externally is also found a secure parking.

The property is Leasehold.

Expiry date of the Lease: 2132

Current Ground Rent: £100 per annum



Current Service/Maintenance Charge: £1026.38 per year.
Charge reviewed: annually.

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.

An ideal buy to let investment or 1st Purchase

The property is currently let; achieving £1000PCM (exclusive of bills). We believe this could potentially be raised to a figure in the region of £1200 PCM.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

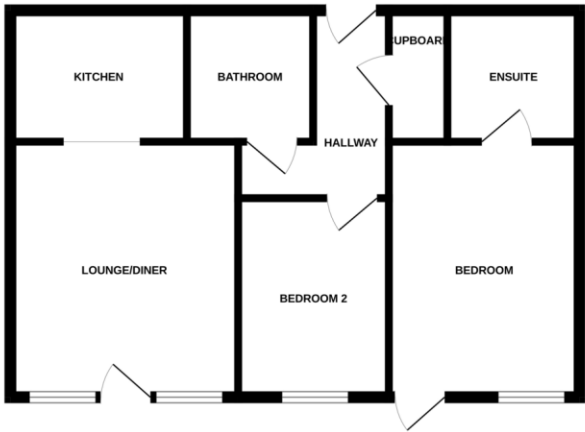
ENTRANCE HALL

LOUNGE



- KITCHEN AREA
- MASTER BEDROOM
- ENSUITE
- BEDROOM TWO
- BATHROOM

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other space 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 accuracy, completeness and applicability of these plans has not been tested and no guarantee is given for their reliability or otherwise can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements