



**MATTHEW JAMES**  
Property Services



## Corporation House Electric Wharf

Foleshill Road, Coventry, CV1 4LP

This second floor apartment offers super stylish living within a central location - it's perfect for those that need easy access to train station, city centre and University as all just minutes away on foot. Nestled on the prestige "Electric Wharf" development, designed to encompass some of Coventry's heritage and canal basin - its truly a great spot.

Built in 2016 by Barratt Homes, the design and specification of these luxury apartments are superb. The communal grounds are delightful, sitting on the canal banks with plenty of greenery and allocated parking comes with this apartment. From the immaculate grounds, into the very modern and stylish building, head up to the second floor where you'll find this stunning apartment. The spacious entrance hallway has plenty of storage and gives way to a great sized lounge area, family bathroom, and two double bedrooms, master with Juliet balcony. The separate kitchen is fully loaded with integrated appliances to include gas hob and electric oven, fridge freezer, dishwasher and washing machine and tumble dryer. The property benefits from gas central heating, remainder of builders warranty and even better, being offered with no onwads chain and all furnishings - ideal for those first time buyers or investors.

A viewing is highly recommend to appreciate the location - please get in touch with the property expert, Emma Sheridan to arrange yours.

**Offers Over £179,995**

# Corporation House Electric Wharf

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- Superb Central Location for City Centre & Train Station
- Canalside Setting
- Inclusive of all Furnishings
- EPC Rating B
- Two Double Bedrooms
- Built in 2014 by Barratt Homes
- Ideal Rental
- Premium Fixtures & Fittings
- Additional Allocated Parking
- Council Tax Band B

## Entrance Hallway

## Lounge

13'1" x 10'5" (4 x 3.2)

## Kitchen

10'9" x 9'10" (3.3 x 3)

## Bedroom One

14'5" x 10'5" (4.4 x 3.2)

## Bedroom Two

13'1" x 11'1" (4 x 3.4)

## Family Bathroom

7'2" x 6'6" (2.2 x 2)



Directions



