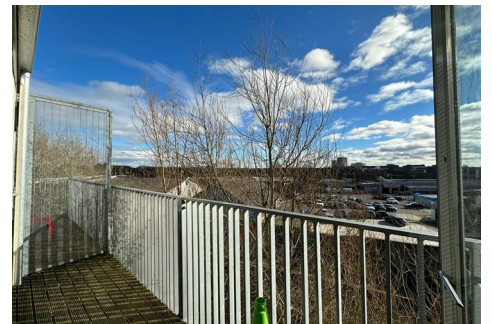




MATTHEW JAMES

Property Services



24 Electric Wharf, Coventry, CV1 4HA

£299,000

BASED OVER FOUR FLOORS... FOUR BEDROOMS... FREEHOLD... ACHIEVING CIRCA £2000 RENT PCM... CANAL SIDE... GREAT INVESTMENT PROPERTY... CAN BE BOUGHT VACANT IF REQUIRED... SOUGHT AFTER DEVELOPMENT... A lovely and modern design canal side property with four bedrooms based over four floors. The property also boasts of having two balconies, a mezzanine, allocated parking, double glazing and gas central heating. Fully tenanted and achieving £2000 per calendar month, would be a great investment for the investor looking for their next property or a fantastic first time purchase. Call us now to book your viewing or ask any further questions.

Front Area

Having allocated parking and access to a storage cupboard housing wheelie bin and access through the front door into the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Bedroom Four

Having double glazed windows to two sides.

Bedroom One

10'1 x 9'9 (3.07m x 2.97m)

Having storage cupboard / wardrobe off, door that leads to a full width property balcony overlooking Coventry Canal and door that leads to an:

En-Suite

Having a walk-in shower enclosure, low level flush WC, wash hand basin and tiling to all splash prone areas.

First Floor Landing

Having stairs leading off to the second Floor and doors leading to:

Family Bathroom

7'4 x 4'11 (2.24m x 1.50m)

Having a double obscure glazed window to the rear elevation, panel bath, low level flush WC, ladder style heated towel rail, wash hand basin and modern tiling to all splash prone areas.

Bedroom Three

10'10 x 8'2 (3.30m x 2.49m)

Having a double glazed window to the front elevation and large walk-in storage cupboard housing the water and heating system components.

Bedroom Two

10' x 9'3 (3.05m x 2.82m)

Having a double glazed window to the rear elevation and built-in wardrobe.

Second Floor

27' x 13'5 (8.23m x 4.09m)

Being of open plan design and having access to a further full width balcony and there is a range of modern wall, base and drawer units with integrated dishwasher, fridge and freezer. There is also a space for table and seating and living area. A modern staircase takes you to the:

Third Floor Mezzanine / Study Area

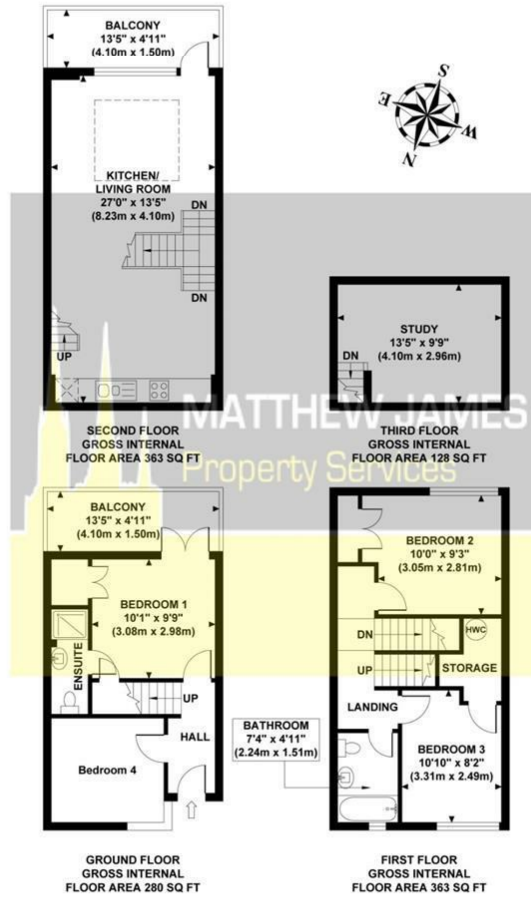
13'5 x 9'9 (4.09m x 2.97m)

Having Velux window to the ceiling.

Floor Plan

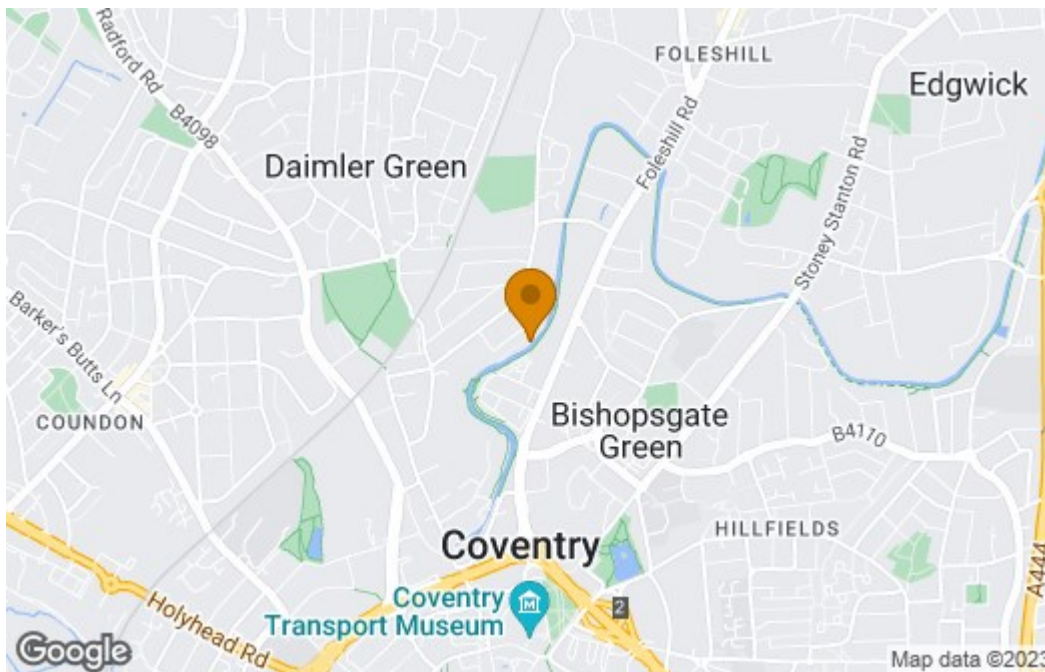
THE CABLE YARD

Approximate Gross Internal Area 1134 sq ft / 105.35 sq m

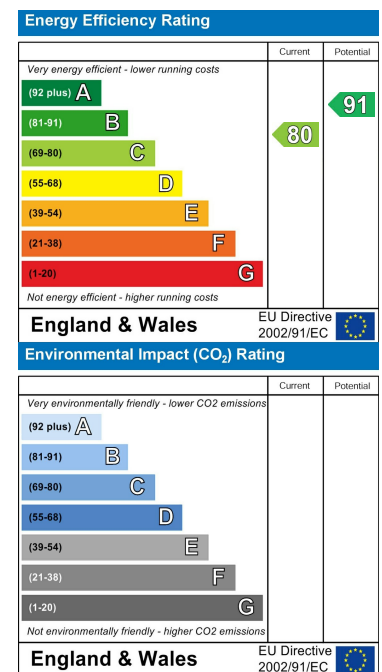


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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