
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Electric Wharf
CV1 4JL

Electric Wharf
CV1 4JL

A fantastic opportunity to acquire a spacious and characterful two-bedroom ground floor apartment, situated within the highly regarded Electric Wharf development, conveniently positioned within easy reach of Coventry City Centre.

Offering approximately 868 sq. ft. of accommodation, this impressive apartment combines contemporary living with distinctive industrial-style features, including exposed brickwork, generous ceiling heights and striking floor-to-ceiling windows that allow natural light to flood the accommodation.

The standout feature of the property is the superb open-plan kitchen, dining and living area, providing a wonderful space for both everyday living and entertaining. The modern fitted kitchen benefits from sleek white units, contrasting work surfaces and integrated appliances, whilst the generous living area offers ample space for comfortable seating and dining furniture.

The accommodation further comprises two well-proportioned bedrooms, both enjoying large windows and plenty of natural light, together with a contemporary shower room featuring modern white sanitaryware, a glazed shower enclosure and stylish tiling. A

selling quality
property since 1995

Custom text box




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


Custom text box
SHORTLAND
HORNE







Dimensions

GROUND FLOOR

Hallway

Bedroom
2.57m x 3.48m

Bedroom
2.57m x 3.78m

Bathroom
1.17m x 2.39m

Kitchen/Living Room
5.13m x 8.15m

shortland-horne.co.uk

Floor Plan



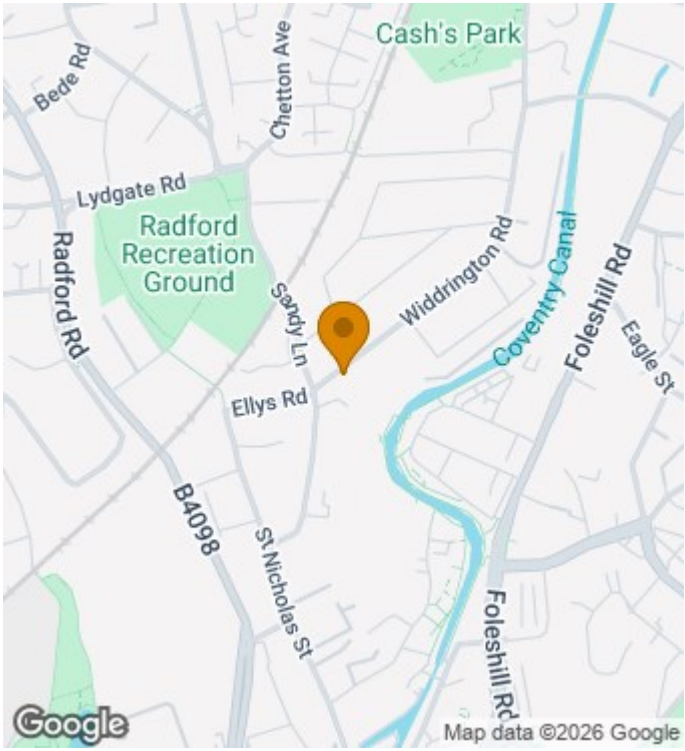
Total area: sq ft

Disclaimer

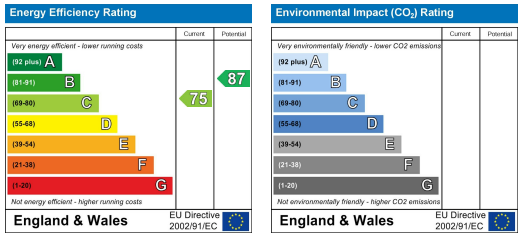
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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



02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts