



Electric Wharf, Coventry CV1 4JU Guide Price £195,000

Modern Canal-Side Apartment in the Sought After Electric Wharf Development

Located within the vibrant and architecturally distinctive Electric Wharf area of Coventry, this beautifully presented apartment offers an exceptional blend of modern living and urban convenience. Extending to approximately 989 square feet, the property provides generous accommodation ideal for professionals, couples, or small families.

The spacious reception room is flooded with natural light, creating an inviting and versatile living space. Two well-proportioned bedrooms offer comfortable accommodation, while the thoughtfully designed bathroom and en-suite combines style and practicality with contemporary fittings.

Constructed in 2006, the apartment benefits from a modern layout that maximises both space and functionality. One of its most appealing features is the stunning canal side aspect, offering tranquil views and a unique sense of character that sets this home apart.

Situated within walking distance of Coventry city centre, residents enjoy easy access to an array of shops, restaurants, transport links, and cultural attractions. The property also includes allocated parking for one vehicle, providing added convenience.

Positioned in the iconic Boiler House building, this apartment represents not just a home, but a lifestyle combining contemporary design with the charm of a canal side setting. Whether you're a first-time buyer, downsizer, or investor, this property is an opportunity not to be missed.



Lounge/Kitchen/Diner

33'10" x 21'0" (10.32m x 6.40m)

Kitchen: Fitted with matching base and eyelevel units with worktop over, stainless steel sink with drainer and mixer tap, stainless steel splash back behind electric hob, integrated electric oven, extractor fan fitted above, spotlights above worktop, breakfast bar unit with integrated appliances underneath, ceramic tile flooring

Lounge/Diner: Three windows to side, double door to balcony, two electric panel heaters, exposed brick feature walls, wall mounted lights

Bedroom 1

10'2" x 9'6" (3.10m x 2.90m)

Box window to front, open plan wardrobe area, door to;

En-suite

7'6" x 5'1" (2.28m x 1.56m)

Fitted with a three-piece suite comprising of a fully tiled shower cubicle with mixer tap and showerhead, Miami style WC and floating hand wash basin, tiling to all walls, wall mounted mirror, extractor fan.

Bedroom 2

13'9" x 7'9" (4.20m x 2.35m)

Box window to front, electric panel heater

Bathroom

6'10" x 5'1" (2.08m x 1.56m)

Fitted with a three piece suite with a deep panelled bath, mixer tap with shower hose, had, rail and glass shower screen, Miami style WC with floating hand wash basin, wall mounted mirror, tiling to all walls, extractor fan, chrome towel heater

Balcony

4'10" x 9'2" (1.48m x 2.80m)

Stainless steel balcony

Utility

3'4" x 5'1" (1.01m x 1.56m)

Fitted with shaving for storage, immersion heater with compression tank

Lease and service information

Leasehold flat with 939 years remaining on the lease

Ground Rent: £150 per year

Service Charge: £1,528.26 every 6 months / Annually £3,056.52

Good to Know

Selling Position: No Chain

Age of the Property: 19yrs

Approx. Total Floor Area: 988.89SqFt

Heating System: Electric

Type of Windows: UPVC

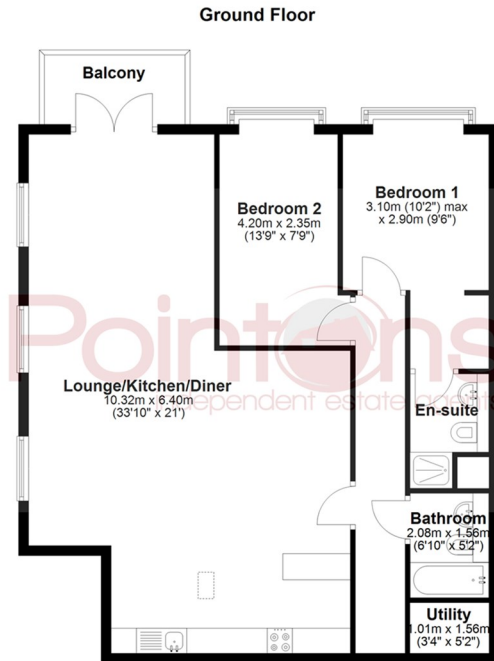
Fuse Box Location: Hallway

Council Tax Band: C

Energy Performance Certificate Rating: C

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU

01827 711911

atherstone@pointons-group.com

