



48 Boiler House Electric Wharf, Coventry CV1 4JU Asking Price £195,000

Stylish Top Floor Apartment with Vaulted Ceilings & Canal Facing Balcony – Electric Wharf, Coventry Offered with No Onwards Chain

Set within the sought after Electric Wharf development, this stunning top floor apartment offers a unique blend of industrial charm and modern design. Boasting vaulted ceilings and large feature windows, the property feels bright, airy, and full of character.

Spanning approx. 827 sq ft, the apartment features a generous open plan living area, two well sized bedrooms, and two sleek, contemporary bathrooms. The highlight is undoubtedly the private balcony, overlooking the canal, a perfect spot for morning coffee or evening relaxation.

Built in 2006, the property benefits from modern finishes throughout and an intelligently designed layout that maximises space and light. Located just a short walk from Coventry city centre, residents have easy access to shops, restaurants, and transport links.

Further benefits include allocated parking, secure entry, and the unique lifestyle that comes with living in this vibrant, canal side community.

Perfect for first time buyers, professionals, or investors, this is a rare opportunity to own a standout apartment in one of Coventry's most distinctive developments.



Entrance Hall

11'0" x 6'10" (3.35m x 2.08m)

Entrance door into apartment, electric panel heater, doors to all rooms.

Lounge/Kitchen/Diner

19'7" x 15'8" (5.98m x 4.77m)

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 with extractor fan fitted above, integrated dishwasher, space for a fridge/freezer, spotlights above worktop.

Lounge/Diner: Window to front, skylight, sliding door to 2nd bedroom, door to balcony, exposed brick feature walls, feature iron bars and vaulted ceiling.

Bedroom 1

10'10" x 9'2" (3.31m x 2.80m)

Window to rear, wall mounted electric panel heater, integrated wardrobes, Door to:

En-suite

6'11" x 5'7" (2.10m x 1.69m)

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

11'0" x 12'0" (3.35m x 3.66m)

Integrated wardrobes, sliding door to lounge/Kitchen/diner

Bathroom

7'10" x 5'7" (2.38m x 1.69m)

Fitted with a three piece suite with a deep panelled bath, mixer tap with shower hose, head, 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

Utility

4'5" x 9'1" (1.34m x 2.77m)

Shelving for storage, immersion heater with a compression tank, plumbing for washing machine

Balcony

4'3" x 7'5" (1.30m x 2.27m)

Stainless steel balcony

Good to Know

Selling Position: No Chain

Age of the Property: 19yrs

Approx. Total Floor Area: 872.95SqFt

Heating System: Electric

Type of Windows: UPVC

Fuse Box Location: Hallway

Council Tax Band: C

Energy Performance Certificate Rating: C

Lease & Service charge

Leasehold flat with 128 years remaining on the lease

Ground Rent: £150 per year

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

Management company under new management: Centrick

Investors Information

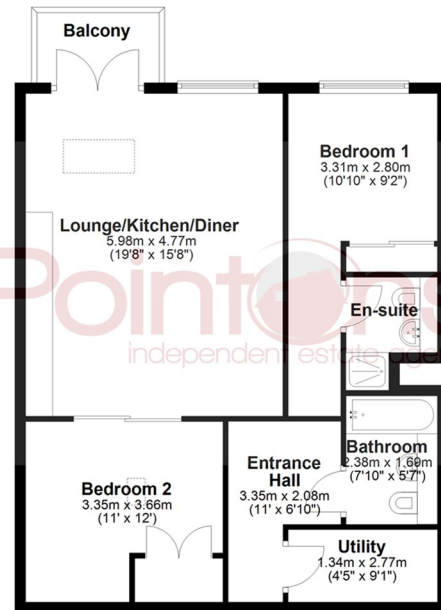
The property, valued at £195,000, generates a monthly rental income of £1,400, equating to £16,800 per annum. This results in a gross rental yield of approximately 8.6%

This strong yield highlights the property's potential to deliver robust returns, making it an attractive proposition for investors seeking stable rental income and solid capital appreciation prospects.

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.

Ground Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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 (CO₂) 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	



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