

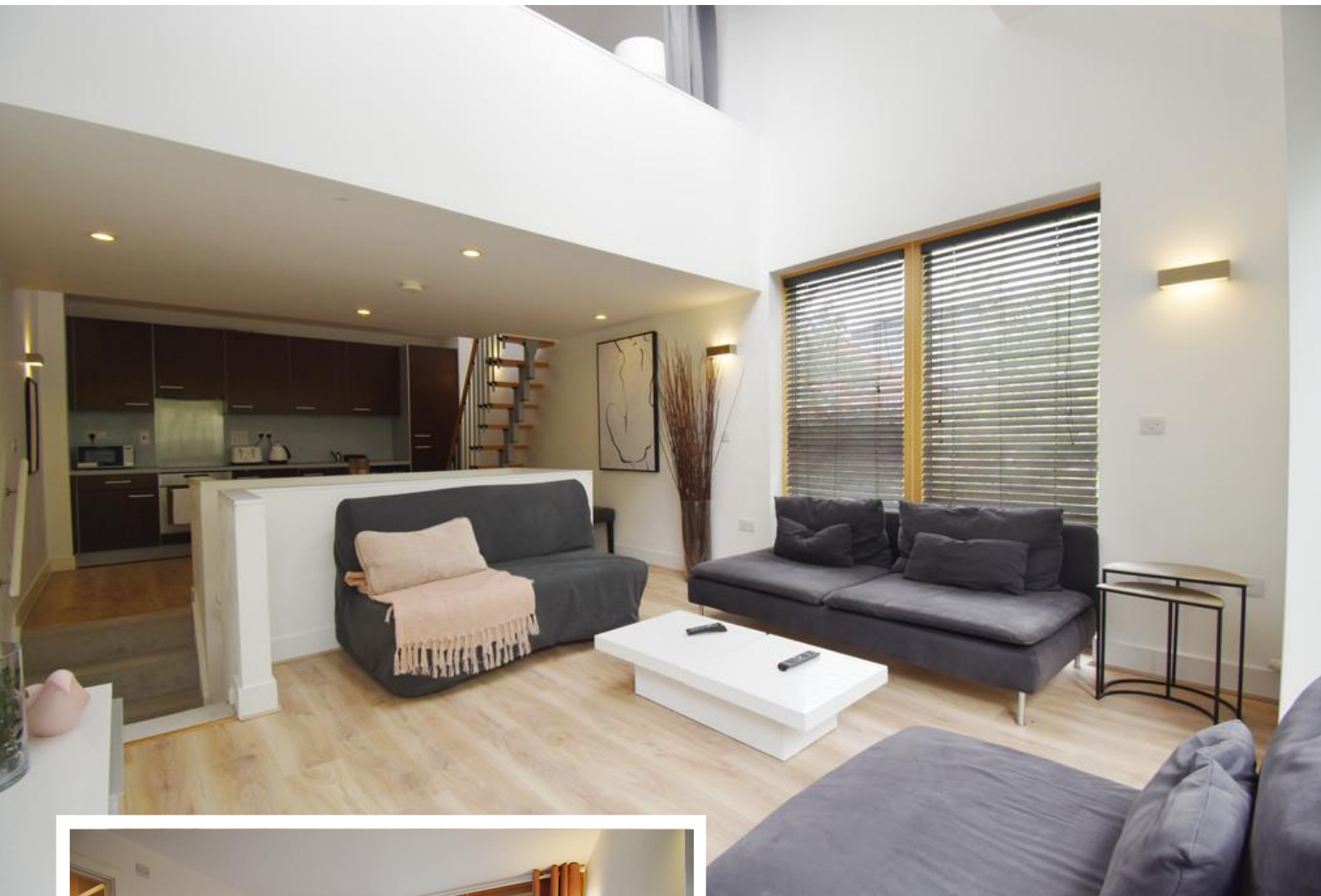


***The Cable Yard
Electric Wharf
CV1 4HA***

- Canal-Side Location with Scenic Views
- Private Garden with Grass and Outdoor Space
- Spacious Open-Plan Lounge and Kitchen
- Balcony for Outdoor Living

Offers Over £250,000
EPC Rating '75C'





Property Description

Cloud9 Estate Agents proudly present this rare four-storey canal-side apartment in Electric Wharf, CV1 4HA-offering luxury, space, and unbeatable views. With floor-to-ceiling windows, bifold doors, and two balconies overlooking the Coventry Canal, this home is perfect for professionals or investors seeking high-end living in a vibrant, gated community.

Inside, enjoy a sleek open-plan lounge and kitchen with integrated appliances, breakfast bar, and ambient spotlights. Bedrooms feature brand-new lighting and characterful design, including a top-floor retreat with low ceilings and peaceful views. Bathrooms are finished to a high standard with built-in beauty mirrors, bath/shower, and natural ventilation.

One of only two apartments in the development with a private garden-complete with a grassed area and outdoor seating-this property also includes secure gated parking and an integral carport for sheltered vehicle access.



Just minutes from the city centre, university, and scenic canal walks, this is a rare opportunity to own a stylish home in one of Coventry's most desirable waterside locations. Estimated rental income: £1,500 PCM. Book your viewing today.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.



While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.



The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



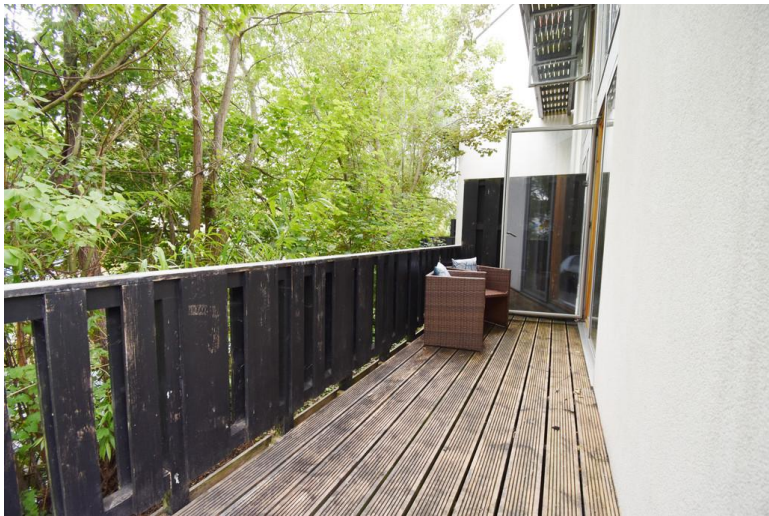


BEDROOM 1
3.01m x 2.89m Max

BEDROOM 2
2.43m x 3.54m Max

BEDROOM 3
3.06m x 2.80m Max

BEDROOM 4
4.02m x 2.91m Max



ENSUITE
0.97m x 2.54m Max

BATHROOM
1.48m x 2.20m Max

KITCHEN/DINER
4.04m x 2.90m Max

LOUNGE
4.04m x 3.25m Max



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagor CS225

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doudestates.co.uk
sales@doudestates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements