



Connells

Turbine Hall Electric Wharf
Coventry

Turbine Hall Electric Wharf Coventry CV1 4JB

for sale offers in the region of
£200,000



Property Description

Enjoying open views over the Coventry Canal basin, here is a rare opportunity to acquire a spacious well presented duplex apartment. Located within easy reach of the city centre and a vast array of local amenities, internal inspection of this well-designed open plan apartment is essential to appreciate all on offer.

The accommodation briefly comprises - Communal entrance hall leading to, Entrance Hall having stairs off to the first floor, cloakroom/W.c, Primary Bedroom having a shower-room en-suite, guest bedroom, further downstairs shower-room. To the first floor there is an impressive open plan spit level lounge and dining kitchen having exposed beams and a balcony with great views of the Canal and City.

The property benefits from allocated parking.

Approach

Communal door with cctv entrance system to:

Communal Entry

Lift to all floors and personal door to;

Private Hall

Stairs rising to first floor, alarm panel, wall mounted heater and doors off to:

Guest W/C

Tiled, comprising toilet, wash hand basin and extractor fan.

Bedroom One

14' 3" x 10' 8" (4.34m x 3.25m)

Triple double glazed windows and two wall mounted heaters.

En-Suite Shower Room

Tiled, comprising shower cubicle, wash hand basin and toilet.

Bedroom Two

11' 8" x 14' 2" (3.56m x 4.32m)

Triple double glazed windows.

Shower Room

Tiled, comprising double shower cubicle, wash hand basin and toilet.

First Floor

Open Plan Lounge/Kitchen

27' 10" x 23' 4" (8.48m x 7.11m)

Lounge/Dining Area

Full length double glazed windows, three wall mounted heaters, television point, exposed beams and double glazed door opening onto a balcony

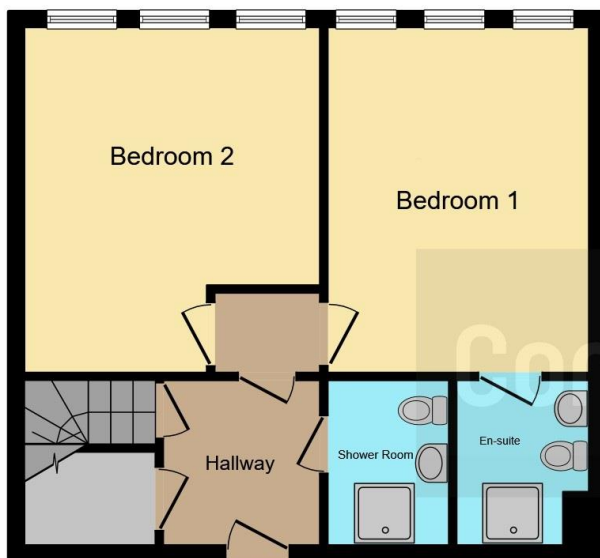
Kitchen Area

Range of complementary wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, built-in fridge/freezer.

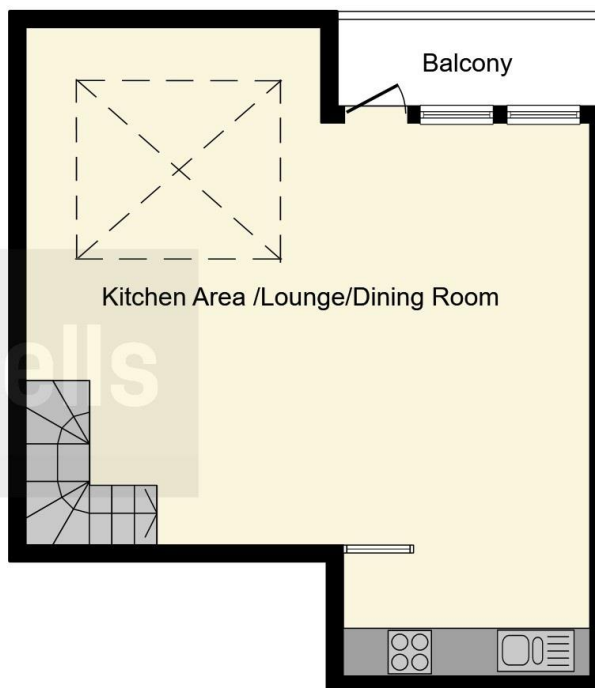
Outside

Gated access to communal parking area with allocated parking space.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D Council Tax
 Band: C

Service Charge:
 3875.92

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322686

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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