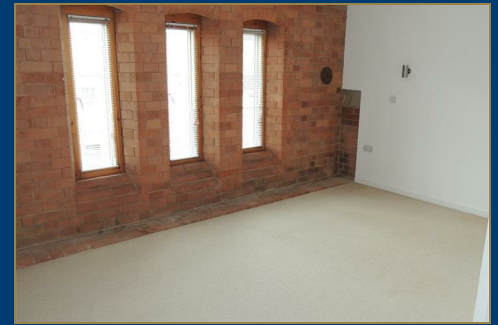




**ASSURED  
RESIDENTIAL**

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Coventry CV1 2FF  
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**6 Generator Hall  
Coventry, CV1 4JL**

**£950 Per Month**

A superb two bedroom loft style apartment conversion on the site of an old power station originally built in 1894, Electric Wharf. The accommodation has many attractive features including sand blasted exposed brickwork, slim arch top windows, a high specification shower room and ensuite shower room, spacious lounge with open plan kitchen area and a balcony overlooking Coventry canal. There is gated, allocated parking and the security of a door entry system. Offered on an unfurnished basis, this apartment must be viewed to appreciate this unique development. AVAILABLE OCTOBER.





### COMMUNAL ENTRANCE

The apartment is accessed via a communal entrance with the benefit of a telephone and proximity tag door entry security system.

### HALLWAY

5'1" x 13'2" (1.55 x 4.01)

With 'V' groove wood laminate flooring, built in storage cupboards and doors leading off to the rooms.

### LOUNGE

18'9" max x 22'2" (5.72 max x 6.76)



A spacious lounge with an exposed brick feature wall, 'V' groove laminate flooring, and open plan kitchen area and a balcony with views over Coventry canal and the city centre.

### THE KITCHEN AREA



Fitted with ultra modern units and including a built in electric oven and hob, an integral washing machine, fridge and freezer.

### THE VIEW FROM THE BALCONY



With views over Coventry City Centre and the canal.

### BEDROOM ONE

12'6" max x 16'3" max (3.81 max x 4.95 max)



With an exposed brick feature wall and three arch top windows.

### EN-SUITE SHOWER ROOM

5'4" x 7'4" (1.63 x 2.24)



A superbly appointed shower room with a large shower enclosure with a chrome mixer shower, concealed cistern WC and wall mounted wash basin. There is a ladder style towel rail and charcoal ceramic tiles to the floor.

## BEDROOM TWO

12'5" x 8'2" (3.78 x 2.50)



With an exposed brick feature wall, three arch top windows and a double door built in wardrobe.



## SHOWER ROOM

4'4" x 7'9" (1.32 x 2.36)



A well appointed shower room with a large shower enclosure with a chrome mixer shower, concealed cistern WC and wall mounted wash basin. There is a ladder style towel rail and charcoal ceramic tiles to the floor.

## ALLOCATED PARKING

There is gated allocated parking.

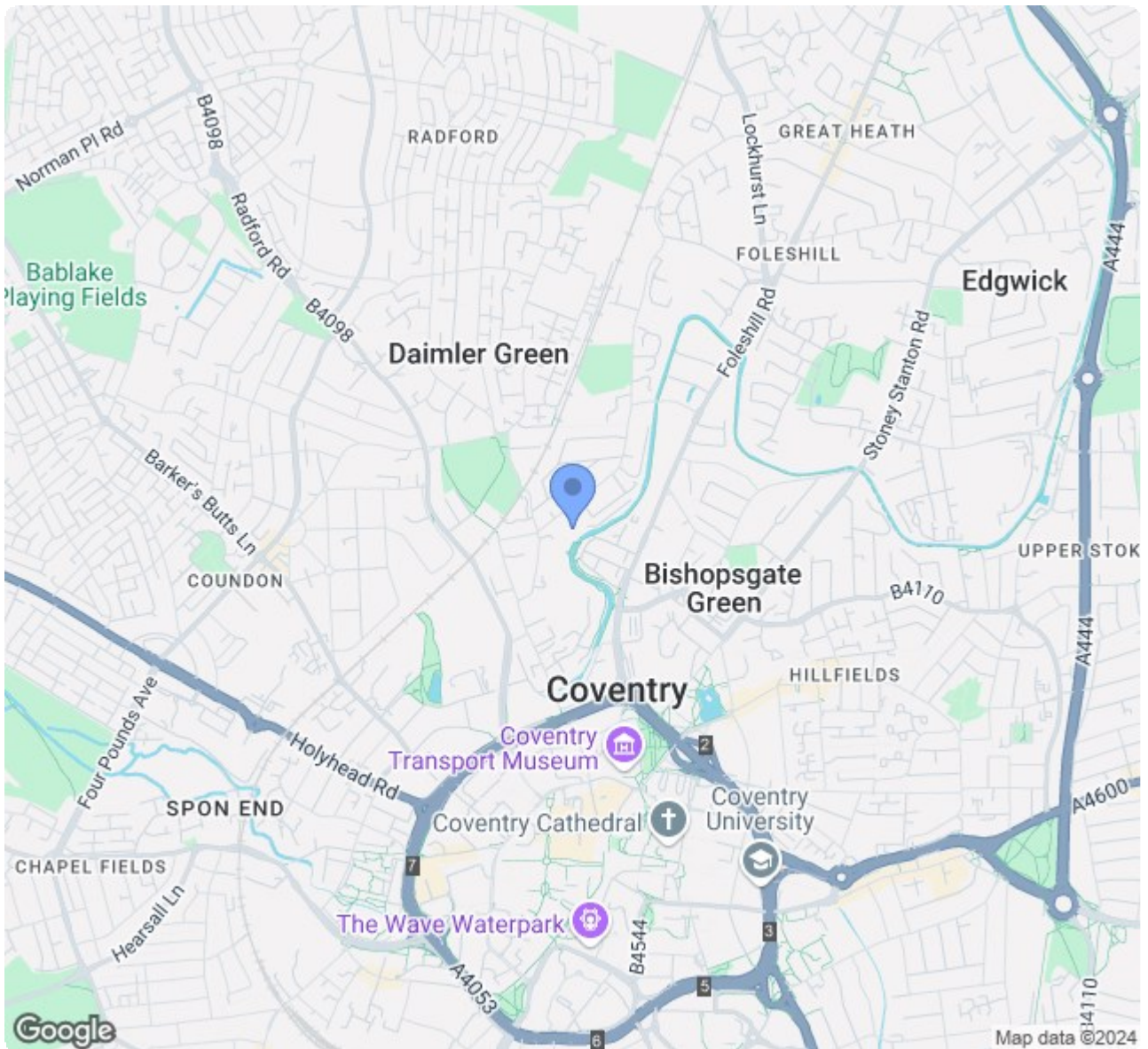
## COUNCIL TAX

Band C

## Deposit

A Security Deposit of £1125.00 will be payable in addition to the first month's rent prior to the start of the tenancy.





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>74</b> |
| (55-68) <b>D</b>                            | <b>53</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.