



Connells

Turbine Hall Electric Wharf
Coventry



Property Description

This one bedroom duplex apartment is situated on the popular Electric Wharf development near Coventry City Centre, which was originally a Victorian power station. This property briefly comprises a spacious open plan living area, with fully fitted kitchen, good sized bedroom and a fitted shower room. Outside there is access within gated area to the canal basin & pedestrian walkway. There is also an allocated parking space. Must be viewed. The property has tenants in-situ.

Approach

Communal door with CCTV entrance system to:

Communal Entry

Lift to all floors and personal door to;

Private Hallway

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.

Open Plan Lounge/Kitchen

Lounge/Dining Area

Full length double glazed windows, three wall mounted heaters, television point, wooden flooring and double glazed doors opening onto a patio area.

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, wood flooring.

First Floor

Bedroom

Double glazed window, laminate flooring and two wall mounted heaters.

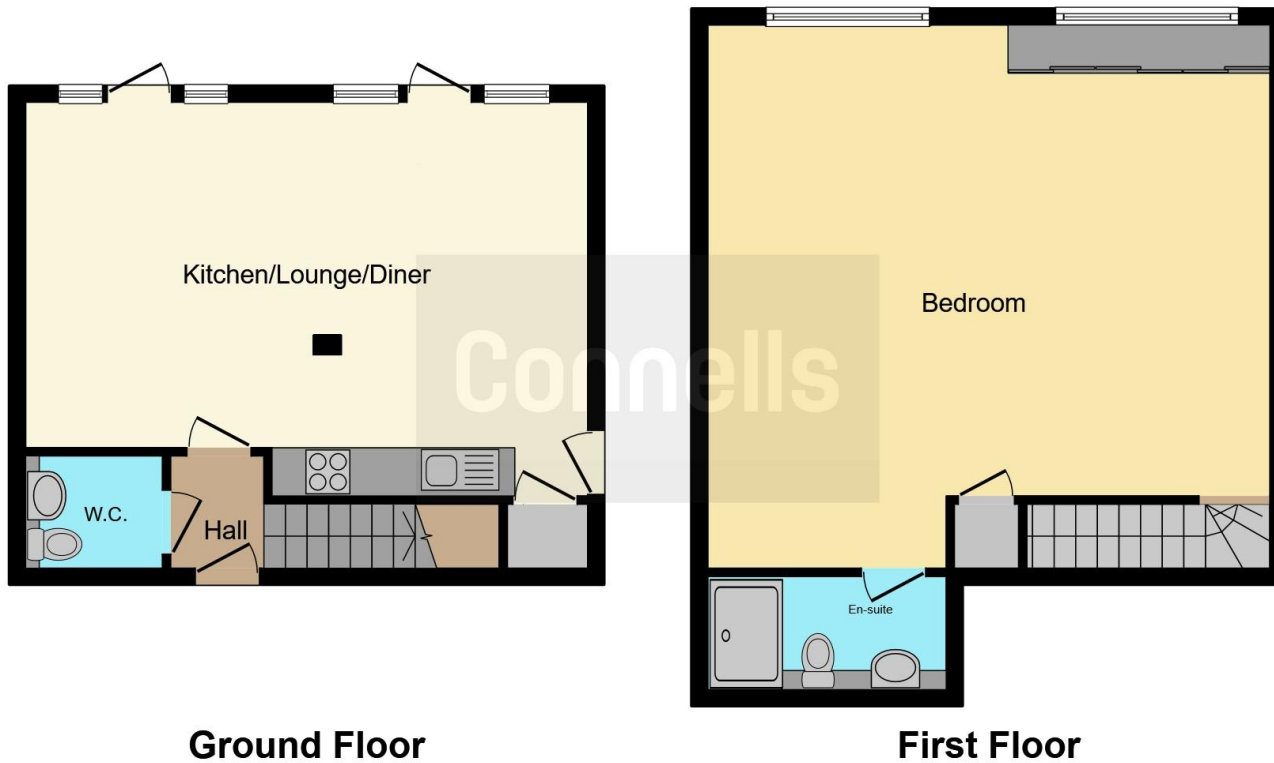
En-Suite Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, electric underfloor heating.

Outside

Gated access to communal parking area with allocated parking space.





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
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EPC Rating: C Council Tax Band: C

Service Charge: 4000.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV324050

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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