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Property Experts



Electric Wharf
Radford CV1 4JU

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A well presented one bedroom second floor apartment ideally located in Coventry city centre, offered for sale with no onward chain. The property briefly comprises an entrance hallway leading to a modern open plan kitchen and living area, one double bedroom and a fitted bathroom. The Boiler House forms part of a distinctive conversion of former industrial buildings, offering high quality residential accommodation with the added benefit of secure gated access. Enjoying a desirable Canalside setting, the apartment benefits from pleasant waterside views and easy access to scenic towpath walks. Further features include lift access and secure residents parking, making this an ideal purchase for first time buyers or investors.

GOOD TO KNOW:

Tenure: Leasehold

Lease Length: Approx. 132 years remaining

Service Charge: £2,046 per annum

Ground Rent: £150 per annum

EPC Rating: D

Council Tax Band: B

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS VIA YOUR SOLICITOR.

selling quality
property since 1995









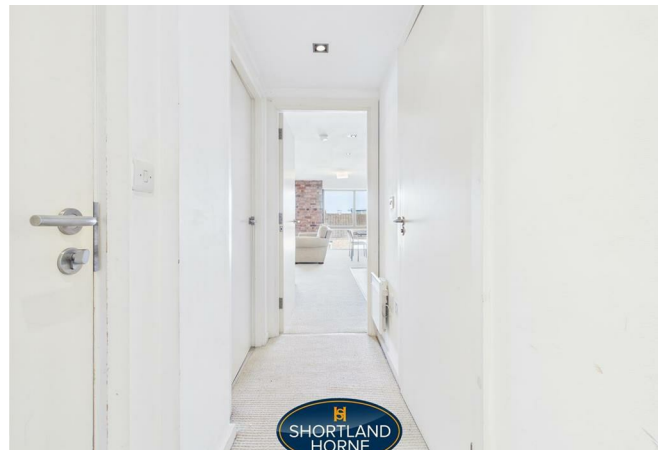
Dimensions

Entrance Hallway
0.97m x 2.97m

Kitchen/Living Room
5.28m x 5.11m

Bedroom
2.57m x 3.40m

Bathroom
1.12m x 2.24m



Floor Plan



Total area: 522.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

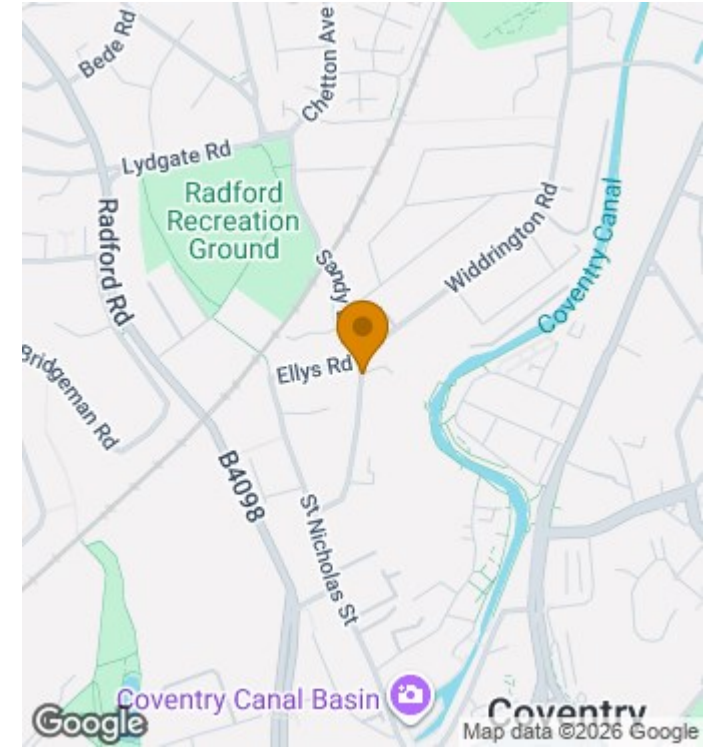
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

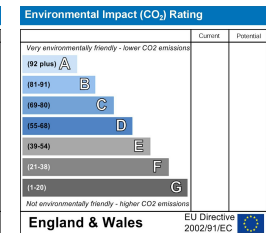
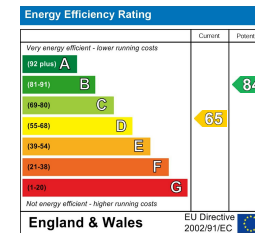
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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