



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

- Canal-Side Location with Scenic Views
- Gated Development
- Spacious Open-Plan Lounge and Kitchen
- Balcony for Outdoor Living

Offers Over £255,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estate Agents proudly present this rare four-storey canal-side townhouse 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 - one of which has an en-suite.

This property also includes secure gated parking. 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: £1,600 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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