

COMMUNAL ENTRANCE

HALLWAY

UTILITY CUPBOARD

BATHROOM WC

OPEN PLAN LIVING ROOM & KITCHEN  
22' 10" x 15' 7" (6.96m x 4.75m)

BALCONY

BEDROOM  
11' 5" x 9' 1" plus passage way  
(3.48m x 2.77m plus passage way)

BALCONY

ENSUITE WC

BEDROOM  
11' 2" x 11' 10" (3.4m x 3.61m)

BATHROOM WC

SECURE ALLOCATED PARKING SPACE

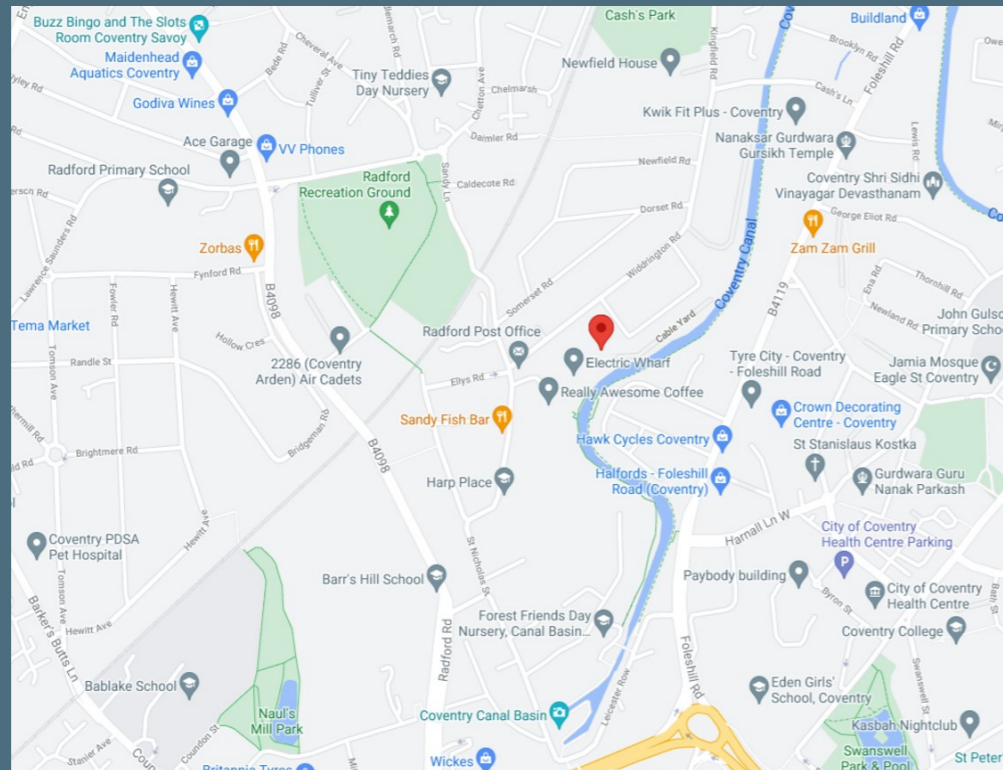
Ground Floor



## 28 Boiler House, Electric Wharf

City Centre, Coventry, CV1 4JU

£185,000



**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

Contact us at

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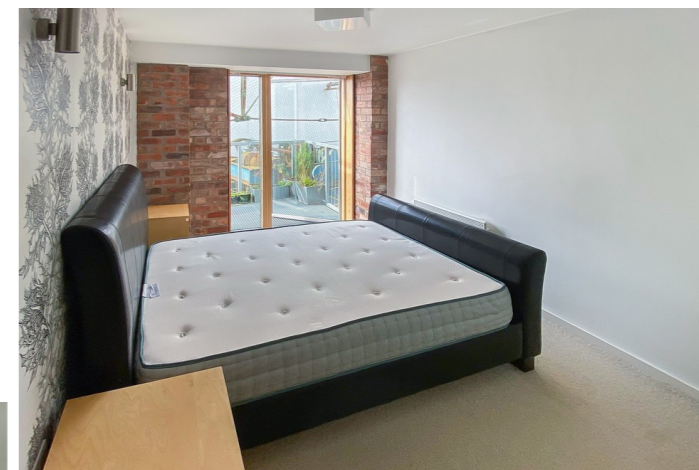


**£185,000**

**28 Boiler House, Electric Wharf  
City Centre, Coventry, CV1 4JU**

- Modern Second Floor Canalside Apartment
- Sought After Central Location
- Stairs & Lifts To The Apartment
- Open Plan Living Room & Kitchen
- Balcony
- TWO DOUBLE BEDROOMS
- En-Suite Shower & Bathroom WC
- Secure Allocated Parking
- Leasehold
- Tax Band C
- EPC Rating C

**Viewing is strictly by appointment**



### Property Description

A modern second floor canal side apartment in a sought after development located close to the city centre. Easy access to public transport and all amenities the city centre offers. The property is well presented and benefits from double glazing and electric heating.

In brief, the accommodation comprises: Communal entrance with intercom and a lift or stairs to the second floor, hallway, utility cupboard, open plan living room and kitchen with access to the balcony, TWO DOUBLE BEDROOMS, en-suite shower WC, and a bathroom WC. Outside there is secure allocated parking. The property is leasehold with 132 years remaining with a annual service charge of £2,000 and a ground rent of £150.

NO UPWARD CHAIN.

MUST BE VIEWED.

