



  
SHORTLAND  
HORNE

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Property Experts



Turbine Hall  
Electric Wharf CV1 4JB

# Turbine Hall

## CV1 4JB

**\*ZERO DEPOSIT SERVICE OFFERED\* \*AVAILABLE END OF SEPTEMBER\* \*MUST SEE\*** A beautiful luxurious furnished modern three bedroom duplex apartment, situated in the sought after Electric Wharf development. Close to the city centre this property compromises an open plan living room, dining room and kitchen area. The kitchen has fitted appliances. There is a spacious decking area looking out on to the front of the development and a downstairs w.c. There is a large double bedroom and two further good size double bedrooms all on the first floor, one with a balcony, there is also a modern shower room. This property also compromises allocated parking in a gated community. Professionals yes, families yes, students yes, pets no. Furnished. Energy rating E.

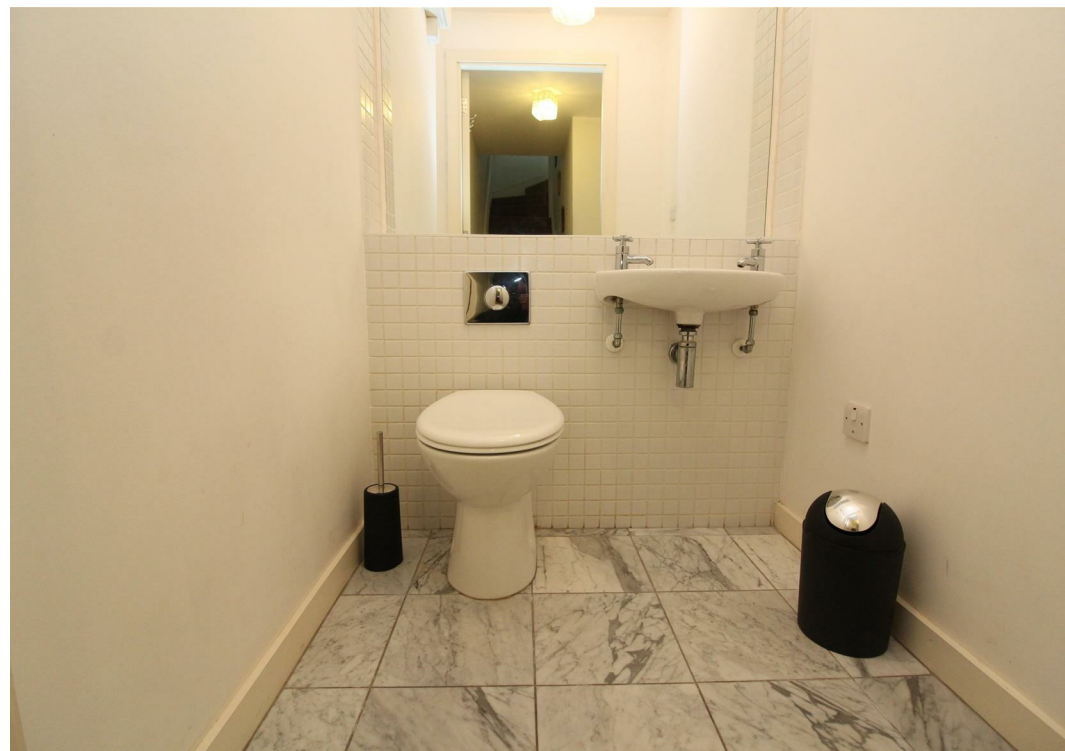
£1450 rent in advance

£1670 deposit

selling quality  
property since 1995

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## Dimensions



# Floor Plan

# Location Map



Total area: 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.

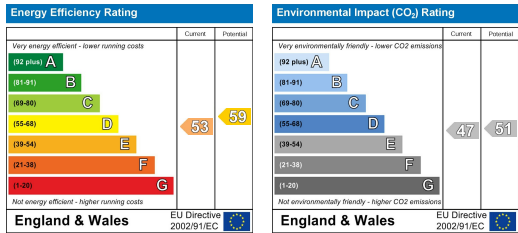
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**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.

# EPC



☎ 02476 222 123

✉ sales@shortland-horne.co.uk

📍 shortland-horne.co.uk

📞 @ShortlandHorne

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**Shortland Horne** Residential Sales and Lettings  
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