



 **2**
Bedrooms

 **1**
Bathroom



Investors Only! Modern 2-bed ground-floor apartment in Electric Wharf with tenant in situ, yielding 7.89% gross, 6.64% net. Open-plan kitchen/lounge, private balcony, secure entry, parking, canal views. No chain. Prime location near Coventry City Centre. Contact Suttons today for details!

****INVESTORS ONLY- SOLD WITH TENANT IN SITU**Gross rental yield 7.89%, Net 6.64%**No chain**Close to Coventry City Centre/Uni/Train station****

This ground-floor, two-bedroom apartment is situated within the sought-after gated community of Electric Wharf, offering convenient access to various local amenities and public transportation, with Coventry City Centre just meters away.

The property features an entrance hallway with two storage cupboards housing the boiler and water meter. The open-plan kitchen/lounge area boasts modern amenities including an electric hob, oven, washer/dryer, integrated fridge, and freezer, along with access to a private balcony area. There are two generously sized double bedrooms, with the master bedroom benefiting from built-in wardrobes. The family bathroom is fully tiled and equipped with a spacious shower.

Additional features include a secure entry phone system, one allocated parking space in the multi-storey car park, electric heating, double glazing, gated car park/main entrance, and picturesque views of Coventry Canal. This apartment combines modern amenities with a prime location, making it an ideal home for professionals, couples, or small families. Don't miss out on this fantastic opportunity to own a beautiful property in Electric Wharf.

Good to know:

Currently rented for £1,150pcm on a company let for 24 months, started 12th April 2024, excluding bills, tenant break clause 11th March 2024, landlord break clause 11th February 2025.

No onwards chain

Tenure: Leasehold with approx 133 years remaining.

Ground rent £150 per annum

Parking space - number 13

Service charge £2,037.35 per annum


Gross rental yield of 7.89% and Net of 6.64%

Internal area: 54 Square meters / 581 Square Foot

The property is located on the ground floor, the building has a lift and is 3 / 4 stories tall.

Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Generator Hall, Electric Wharf, CV1

