

Apartment 12, The Boilerhouse, The Wharf District

£325,000

Double-height living in the Wharf District's best-known conversion.



BEDROOMS

2

BATHROOMS

2

RECEPTIONS

1

TYPE

Loft apartment

TENURE

Leasehold

EPC

D

About this property

The Boilerhouse is the conversion every Calderton buyer asks about first, and Apartment 12 shows why. The main living space rises through two storeys to the original steel trusses, with a wall of exposed brick, crittall-style glazing onto the canal and a mezzanine landing that overlooks the whole room. Concrete-effect flooring and matt black ironmongery keep the palette industrial without tipping into pastiche.

The kitchen sits beneath the mezzanine in plywood-fronted units with a stainless steel worktop and a five-ring range. Upstairs, the principal bedroom has a walk-through wardrobe and an en suite wet room; the second double bedroom and main bathroom are on the entrance level, which makes the flat work equally well for sharers or a home office.

Residents have a secure allocated parking space in the gated yard, bike storage in the old pump room and a video entry system. The lease has approximately 128 years remaining and the service charge is approximately £1,950 per annum. The food hall, the waterside bars and the towpath into the city centre are all within five minutes on foot.

Key facts

- Council tax band D
- EPC rating D
- Double-height living space with original trusses
- Secure allocated parking
- Approximately 1,080 sq ft
- Leasehold, approximately 128 years remaining

Viewing strictly by appointment with **Mews Property** · 01632 220 410 · hello@mewsproperty.example

Gallery

