



Warwick Road, Coventry, CV3 6AQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Introducing Rodborough House, an exquisite gem nestled in the vibrant heart of Coventry city centre.

With meticulous attention to detail, this luxury development boasts a singular one-bedroom apartment, the final offering in this prestigious collection.

Strategically positioned mere moments from the bustling train station, Rodborough House is a commuter's paradise, ensuring effortless access to key transport arteries. Its unrivalled location not only ensures seamless connectivity but also augments its investment potential, promising high rental yields of 6% and beyond, making it an irresistible prospect for savvy investors.

Set amidst the backdrop of Coventry's storied heritage, Rodborough House seamlessly integrates with the Victorian elegance of the esteemed King Henry VIII School, a landmark just across the way. This fusion of historical charm and contemporary allure engenders a unique ambiance, redolent of timeless sophistication.

Beyond its architectural splendour, Coventry wears the crown of the City of Culture, embodying a vibrant mosaic of arts, culture, and innovation. Bolstered by an award-winning university celebrated for its gold-standard student experience, the city offers a dynamic milieu conducive to growth and opportunity.

With its coveted location, flawless design, and unparalleled amenities, Rodborough House represents a rare opportunity to indulge in opulent urban living. Whether you seek a stylish urban retreat, a lucrative investment venture, or simply a place to call home, Rodborough House transcends expectations, redefining the quintessence of contemporary city living.

Experience the pinnacle of luxury living in Coventry at Rodborough House. Contact us today to schedule your exclusive viewing.

Disclaimer: Photos are images from phase 2 which is now completed, and we use these for indicative purposes only and may be subject to change (dependant of plot), all visuals are for illustration purposes only. \*Floorplans are not to scale.







## Key Features

- ONLY TWO REMAINING
- BuildZone 10 year Warranty & 999 yrs Lease
- \*\* £1,500 OFF LEGAL FEES & CARPET CHOICE INCLUDED \*\* (T&C's apply)
- Gated secure development & CCTV to front entrance
- Lifts to all floors
- All apartments are finished to the very highest standard with a luxurious feel
- Very close to Coventry railway station - With direct routes to Birmingham, Oxford & London
- Perfect for Investors with a tenant lined up for a 2 year AST (T&C's apply)
- Walking distance into City Centre (0.5 miles)
- A collection of 24 new luxury apartments

**Guide Price**  
**£250,000**







EPC Rating -

Tenure - Leasehold - Share of Freehold

Council Tax Band - New Build

Local Authority

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 333466

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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