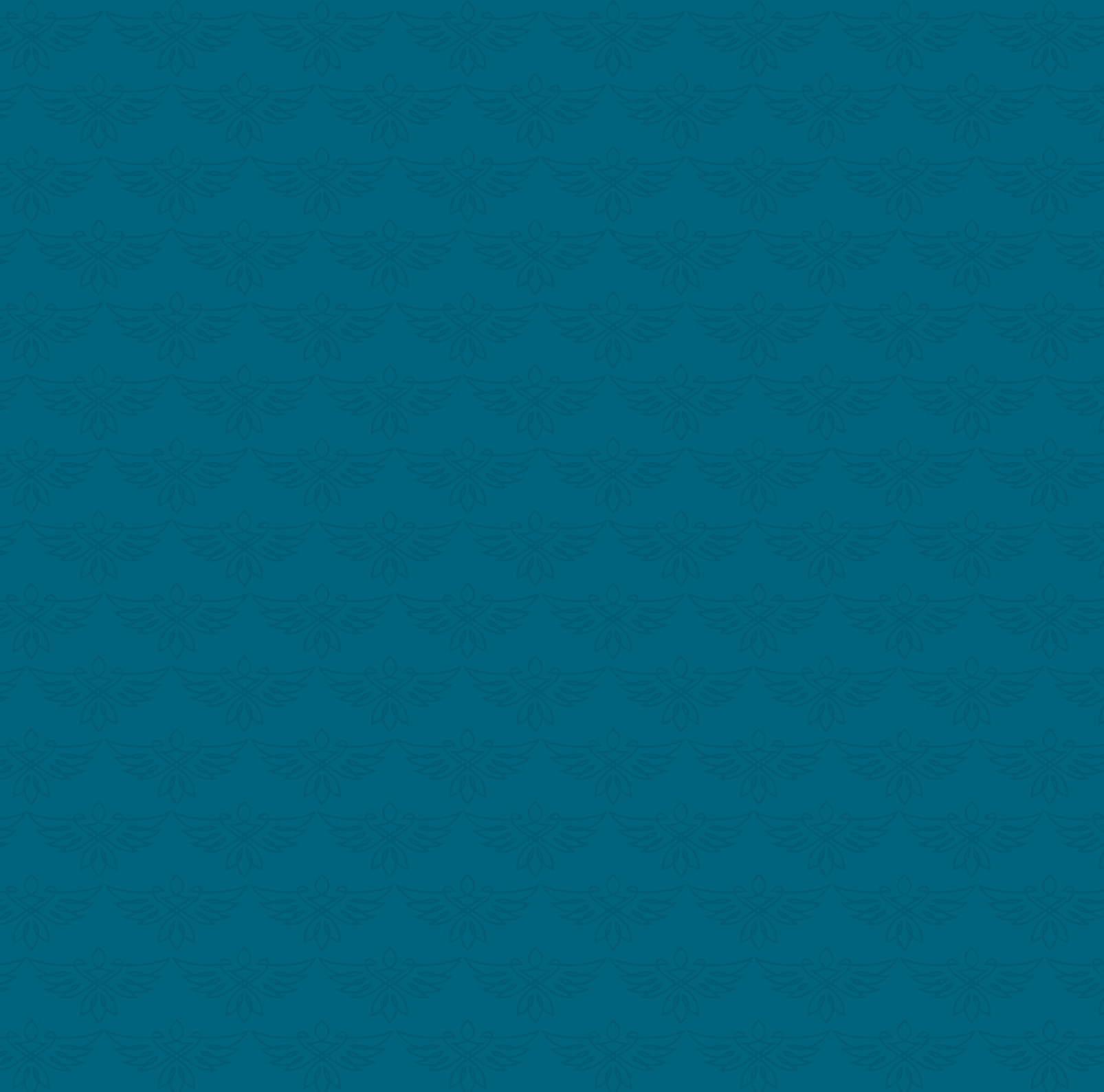




RODBOROUGH HOUSE

**SHELDON
BOSLEY
KNIGHT**

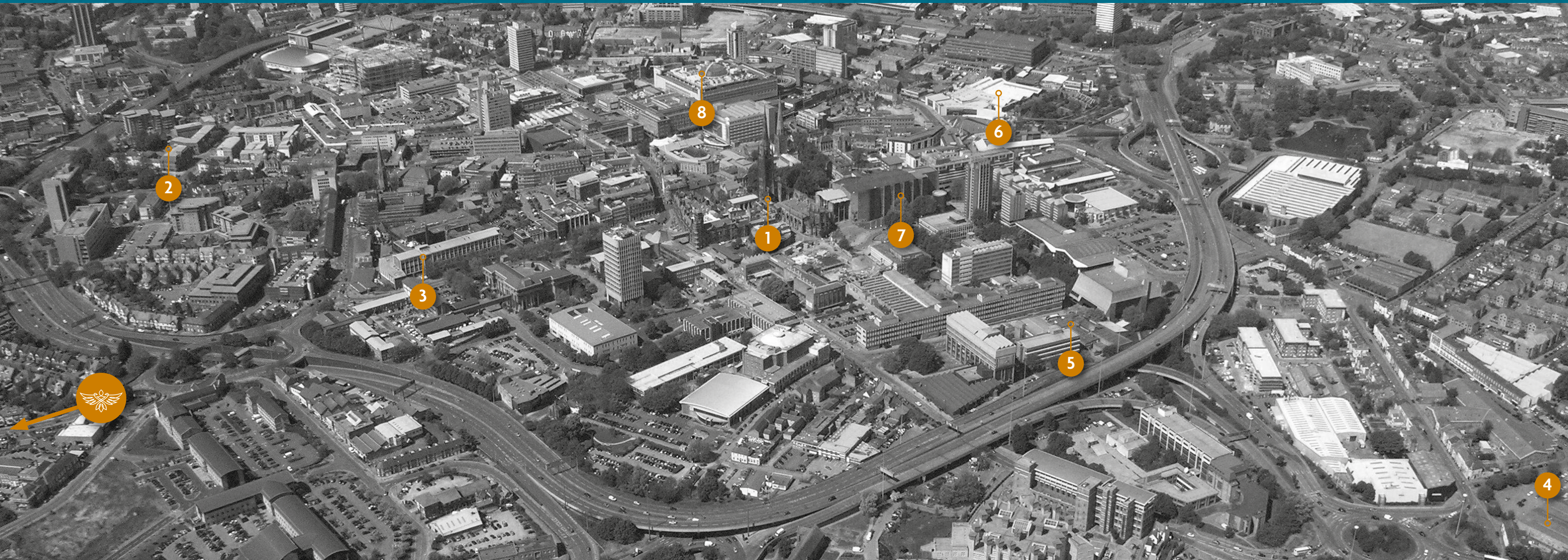
LAND AND
PROPERTY
PROFESSIONALS



A collection of 24 new luxury apartments
situated in the heart of Coventry with access
to key business districts and cultural hubs.



RODBOROUGH HOUSE



- 1 Coventry Cathedral
- 2 The Wave Waterpark
- 3 Belgrade Theatre
- 4 Fargo Village - Cultural Hub

- 5 Coventry University
- 6 Transport Museum
- 7 Herbert Art Gallery
- 8 West Orchards Shopping Centre

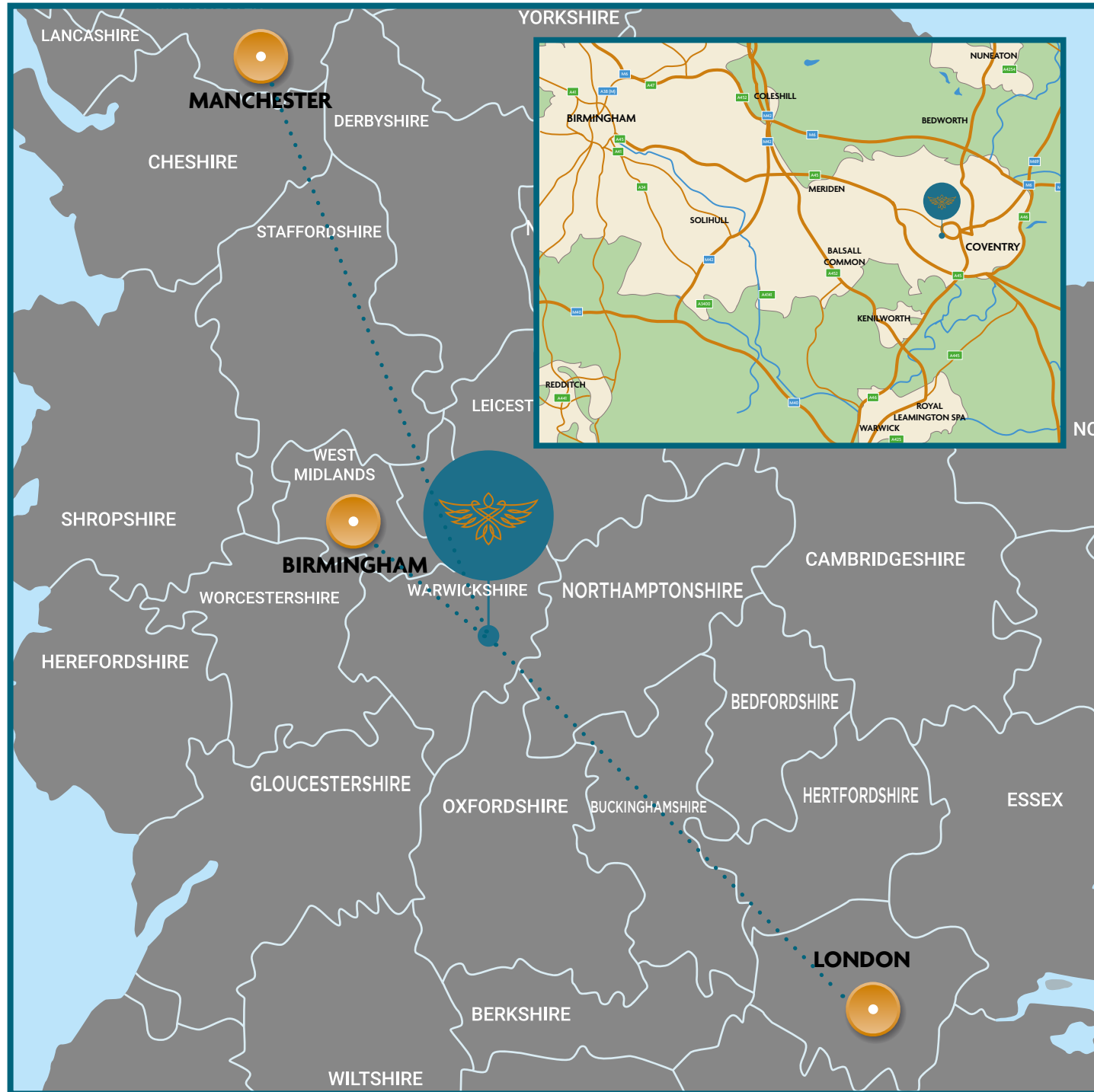
ALL ON YOUR DOORSTEP



ASPIRATIONAL COVENTRY

The city of Coventry is right in the centre of the country, lying 20 miles south east of Birmingham, 10 miles north of Warwick, 20 miles north of Stratford-upon-Avon and approximately 100 miles north west of London. It has a population of 345,000 making it the 10th largest city in England. It became an important industrial centre in the 19th century thanks to a large bicycle industry and then after the Second World War it became home to the motor industry. It was largely rebuilt following German air raids during the war when much of the historic city centre was destroyed, including its famous cathedral.

Coventry is a city of many talents and full of surprises. Here are just a few interesting facts about this city. Coventry is further from the coast than any other city in Britain. The city was the birthplace of jet pioneer Sir Frank Whittle, actor Clive Owen, the poet Philip Larkin and the pop impresario Pete Waterman. In the film *The Italian Job*, the scene in which the Mini Coopers were driven at speed through Turin's sewers was actually filmed in Coventry. The expression 'true blue' has its origins in Coventry and dates from the 14th century, when cloth dyed Coventry blue became fashionable and expensive. Lady Godiva was a real person but never rode naked through the streets of Coventry to free the people from taxation. The story emerged 250 years after her death, probably invented by Benedictine monks.



IDEAL LOCATION

Rodborough House is situated almost opposite the famous King Henry VIII School in Coventry and will complement the Victorian design of the school.

Rodborough House is also very close to Coventry railway station. This transport hub, with retail spaces, will have you in Birmingham in 35 minutes and to Oxford or London in an hour.

Coventry is located in the centre of the West Midlands conurbation. Its road network gives easy access to the M1, M40, M42, M6 and M69 serving routes going north, south, east and west. It also benefits from an excellent public transport network of local buses serving the city as well as further afield into Warwickshire. From Pool Meadow bus station there are national services to towns and cities across the country.




 Birmingham New Street 30mins
 London Euston 1hr 9mins
 Manchester Piccadilly 2hrs




 Birmingham 35mins
 London 2hrs 20mins
 Manchester 2hrs 10mins
 Leamington Spa 35mins




 Birmingham International 20mins
 London Heathrow 1hr
 Manchester International 1hr




 Coventry City Centre 11 mins (9)
 Leamington Spa 35mins (X18)
 Birmingham 42mins (900)



COVENTRY'S EXCITING FUTURE

There are lots of reasons to have optimism in the future of Coventry. Its thriving cultural scene, it being home to three renowned universities, and the continued regeneration of the city centre, have all helped enable somewhat of a transformation over recent years. Being awarded the UK City of Culture in 2021 and a host city for the 2022 Commonwealth Games are the cherries on Coventry's cake.

However, aside from Coventry's thriving educational, cultural and sporting prominence, we are aware of the significant impending City Centre South redevelopment.

This long-awaited £450 million regeneration scheme looks to be on track after the developer behind it announced its investment partner.

Coventry is the 10th largest city in the UK and the developers say it will now have a modern city centre to be proud of. Details for City Centre South, which is set to create a new residential, shopping and leisure destination, are now being finalised.

The developers say it will include an extensive selection of retail, hospitality, leisure, and healthcare facilities. They have pledged it will be designed to attract people back into the city to live, work and play, including graduate students from Coventry University and the University of Warwick.

In addition to this scheme, the West Midlands Gigafactory is another long-awaited project that will put Coventry and surrounding areas back on the map. The 530,000sqm West Midlands Gigafactory site is set to be the UK's largest battery Gigafactory ideally located at the heart of the UK's automotive sector and its production is aimed to be ready by 2025. Securing the future of automotive industry as it transitions to an electric future – all on the doorstep of Coventry.





Building on its industrial heritage, Coventry's fortunes are on an upward trajectory. The city has seen somewhat of a transformation thanks to the regeneration of the city centre and it being awarded the UK City of Culture in 2021. In recent years, although the city has retained its links to the automotive industries that made it famous, it has moved away from other manufacturing industries towards embracing business services, finance, research, design and development and the creative industries. It has become an ideal place for investment in these and other sectors thanks to its ongoing regeneration, geographical location and its young and diverse population.

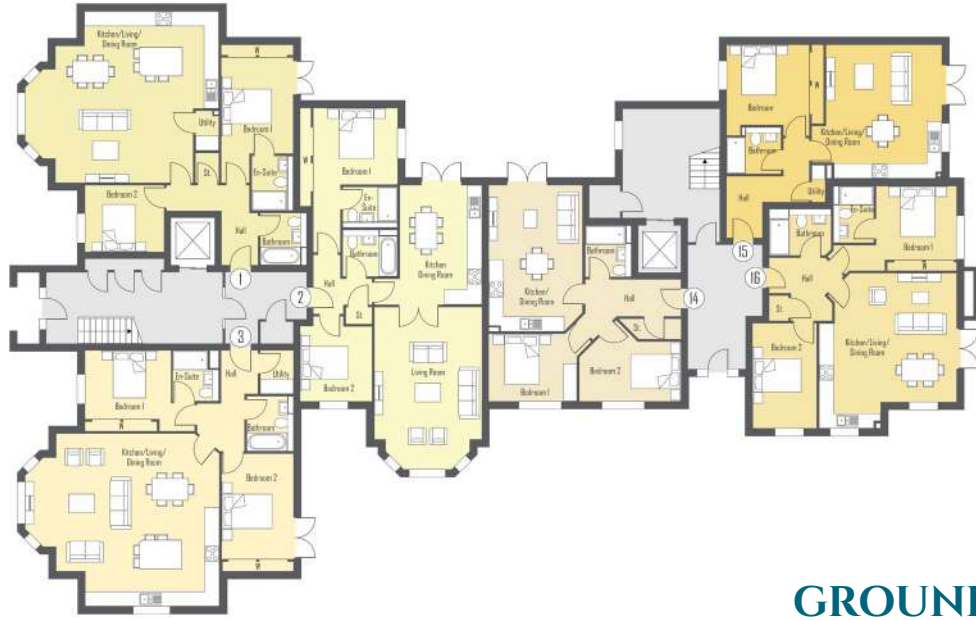
With its green spaces, extensive shopping and cultural venues for all the family, Coventry is a great place to live. It's not surprising that with its varied collection of museums, galleries and theatres, Coventry won the accolade of being 2021's UK City of Culture. With a huge range of shows and activities, it has shown off this Midlands' gem to its best, and put community at its heart. Coventry is a great sporting destination too. The Coventry Building Society Arena is now very proud to be the home of the famous Wasps Rugby Team. Alongside Rugby, Coventry boasts Coventry City FC dating back to 1883, and there are also teams representing the city in Ice Hockey and American Football. Coventry really made the most of its year as UK City of Culture and is investing in new features to create a greener, desirable place to live and work, for generations to come.



THE SITE



A cohesive design for an urban environment;
one that complements the historic surroundings
and harmonises various facets for a
vibrant, connected way of life.



GROUND FLOOR



FIRST FLOOR



> Minor amends have been made to plot nine's floor plan since publication

SECOND FLOOR



THIRD FLOOR



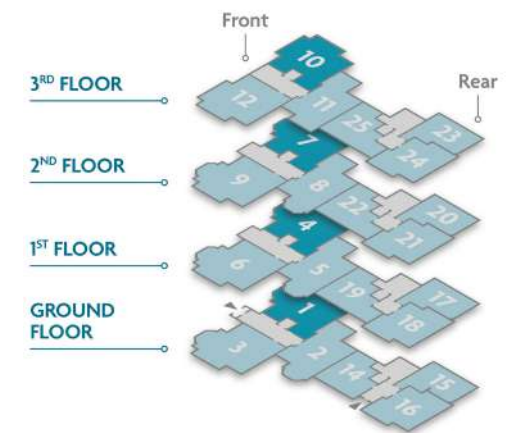
TYPE 1

2 BEDROOM

APARTMENTS 1, 4, 7 & 10 - BLOCK A

Kitchen/Dining/Living Room	7.22 x 7.09m (+ bay*)	23.8ft x 23.1ft
Bedroom Room 1	4.57 x 3.09m	14.11ft x 10.1ft
Bedroom Room 2	2.87 x 3.39m	9.4ft x 11.1ft
Total square footage		1,023 SQ FT

* Bay does not feature in apartment 10.



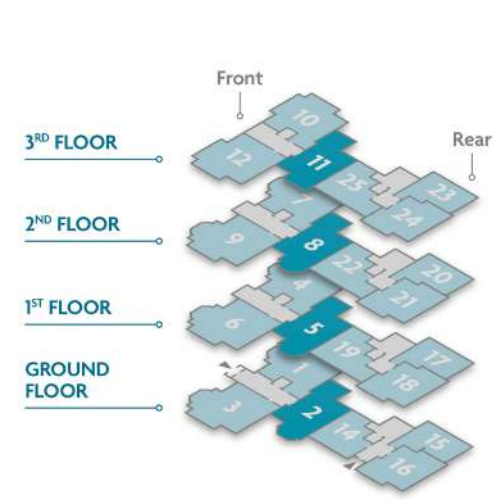
TYPE 2

2 BEDROOM

APARTMENTS 2, 5, 8 & 11 - BLOCK A

Kitchen/Dining	5.04 x 3.46m (+ bay*)	16.6ft x 11.4ft
Living Room	6.90 x 4.50m	22.7ft x 14.9ft
Bedroom Room 1	4.07 x 4.10m	13.4ft x 13.5ft
Bedroom Room 2	3.61 x 3.07m	11.10ft x 10ft
Total square footage		980 SQ FT

* Bay does not feature in apartment 11.





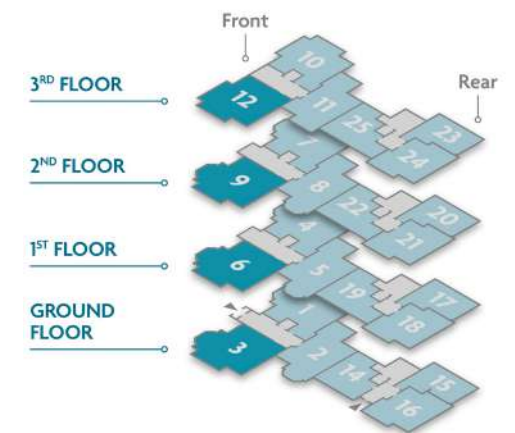
TYPE 3

2 BEDROOM

APARTMENTS 3, 6, 9 & 12 - BLOCK A

Kitchen/Dining/Living Room	7.22 x 8.15m (+ bay*)	23.8ft x 26.8ft
Bedroom Room 1	3.47 x 4.67m	11.4ft x 15.3ft
Bedroom Room 2	5.00 x 3.09m	16.4ft x 10.1ft
Total square footage		1,087 SQ FT

* Bay does not feature in apartment 12.

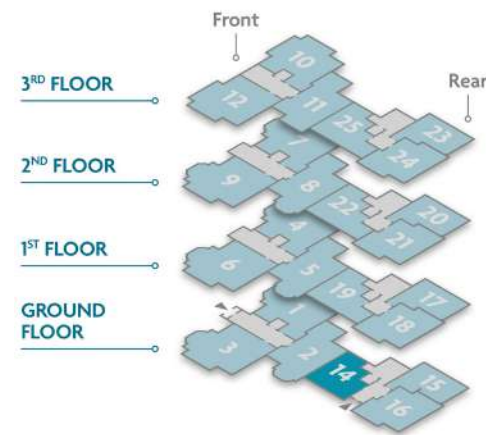


TYPE 4

2 BEDROOM

APARTMENT 14 - BLOCK B

Kitchen/Dining/Living Room	6.17 x 4.01m	20.2ft x 13.1ft
Bedroom Room 1	2.88 x 3.81m	9.4ft x 12.5ft
Bedroom Room 2	2.54 x 4.31m	8.3ft x 14.1ft
Total square footage		678 SQ FT



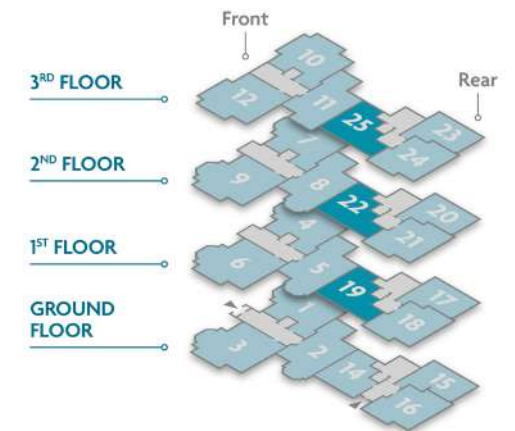


TYPE 5

2 BEDROOM

APARTMENTS 19, 22 & 25 - BLOCK B

Kitchen/Dining/Living Room	7.42 x 4.44m	24.3ft x 14.5ft
Bedroom Room 1	3.59 x 3.84m	11.7ft x 12.5ft
Bedroom Room 2	3.52 x 2.50m	11.5ft x 8.2ft
Total square footage		764 SQ FT

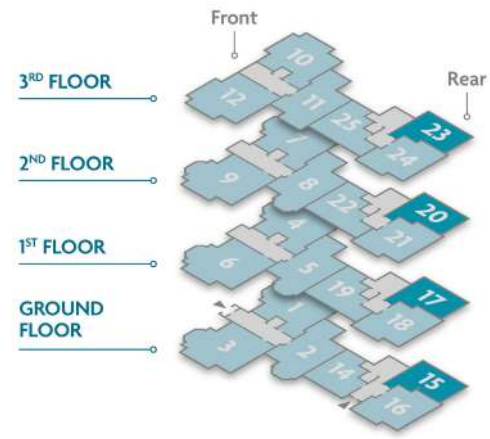


TYPE 6

1 BEDROOM

APARTMENTS 15, 17, 20 & 23 - BLOCK B

Kitchen/Dining/Living Room	5.64 x 5.04m	18.5ft x 16.5ft
Bedroom Room 1	3.37 x 4.01m	16.5ft x 13.1ft
Total square footage		624 SQ FT



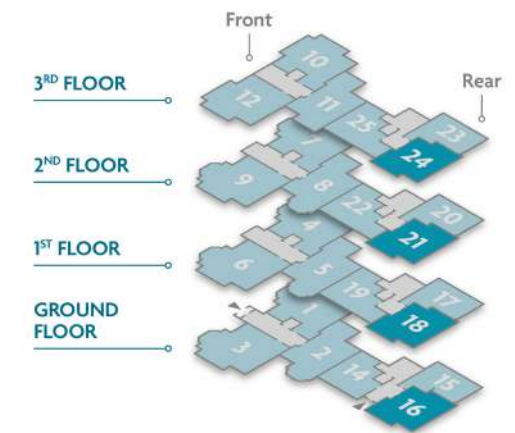


TYPE 7

2 BEDROOM

APARTMENTS 16, 18 & 24 - BLOCK B

Kitchen/Dining/Living Room	6.56 x 5.81m	21.5ft x 19.0ft
Bedroom Room 1	3.61 x 3.41m	11.8ft x 11.1ft
Bedroom Room 2	4.38 x 2.71m	14.3ft x 8.8ft
Total square footage		840 SQ FT





HEATING AND PLUMBING

- > Gas fired system boiler for central heating and hot water
- > Radiators with individual thermostats
- > White sanitaryware, chrome bathroom fittings, mains supply thermostatic showers, glass screens to shower enclosures and bath (where applicable)

INTERNAL FINISHES

- > Grey veneer internal doors with satin chrome ironmongery
- > “Sound Secure” front door with letterplate
- > Ceramic tiled walls to bathroom and en-suite
- > Luxury Vinyl Tile flooring throughout
- > Matt emulsion paint finish to walls and ceilings
- > Satinwood paint finish to woodwork

BEDROOMS

- > Fitted wardrobes to bedroom 1

KITCHEN

- > Fitted kitchen with a choice of finishes and worktops
- > 1.5 bowl stainless steel sink
- > Branded appliances comprising electric oven, electric ceramic hob, extractor hood, integrated dishwasher and integrated fridge/freezer (where applicable)

ELECTRICS

- > LED down-lighting to hall, kitchen/open-plan living room, utility room (where applicable), bathroom and en-suite
- > Low-energy pendant light fitting point in bedrooms
- > Wall lights to some apartments
- > Under-pelmet lighting in kitchen
- > Heated bathroom mirror with integrated light in bathroom and en-suite
- > TV aerial points to living room and bedrooms
- > Mains operated smoke alarms
- > Virgin Media connection

UTILITY (where applicable)

- > Laminate worktop and upstands with space below for washing machine and tumble drier
- > Plumbing for washing machine and tumble drier

WINDOWS AND DOORS

- > Double-glazed casement windows and solid core front entrance doors

GENERAL

- > Apartments are offered on a 999-year lease
- > The Freehold will be jointly owned by the Leaseholders via the Management Company
- > The Management Company will be professionally managed on behalf of the Leaseholders
- > An annual service charge will be payable by each Leaseholder

COMMUNAL AREAS

INTERNAL

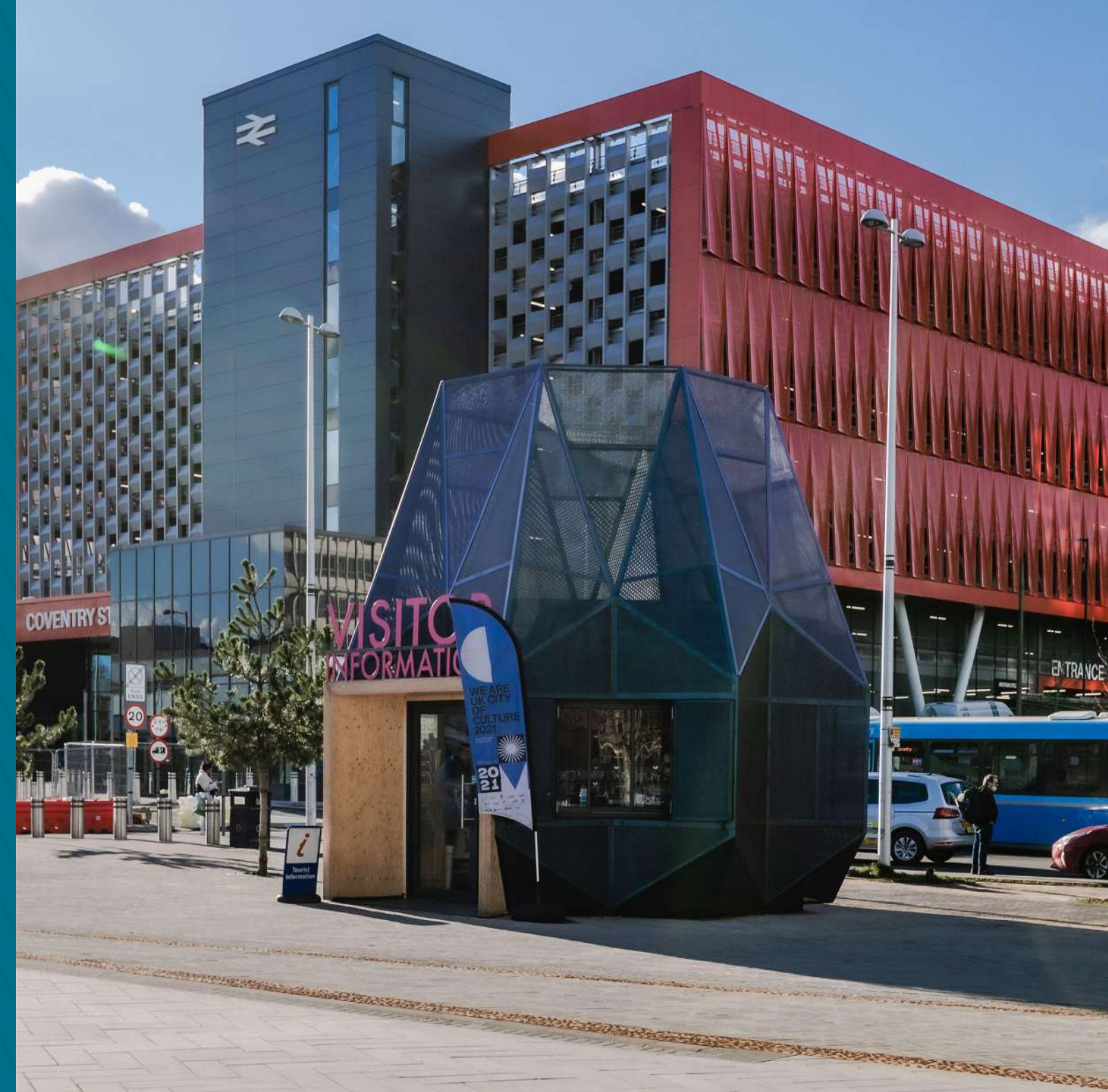
- > Fire alarm system
- > Access control system
- > Sensor low energy lighting
- > Passenger lift to all upper floors
- > CCTV

EXTERNAL

- > Landscaped garden areas
- > Private patio areas to ground floor apartments
- > Outside lighting
- > Electric entrance gates with controlled access
- > Electric car charging points
- > Enclosed cycle storage

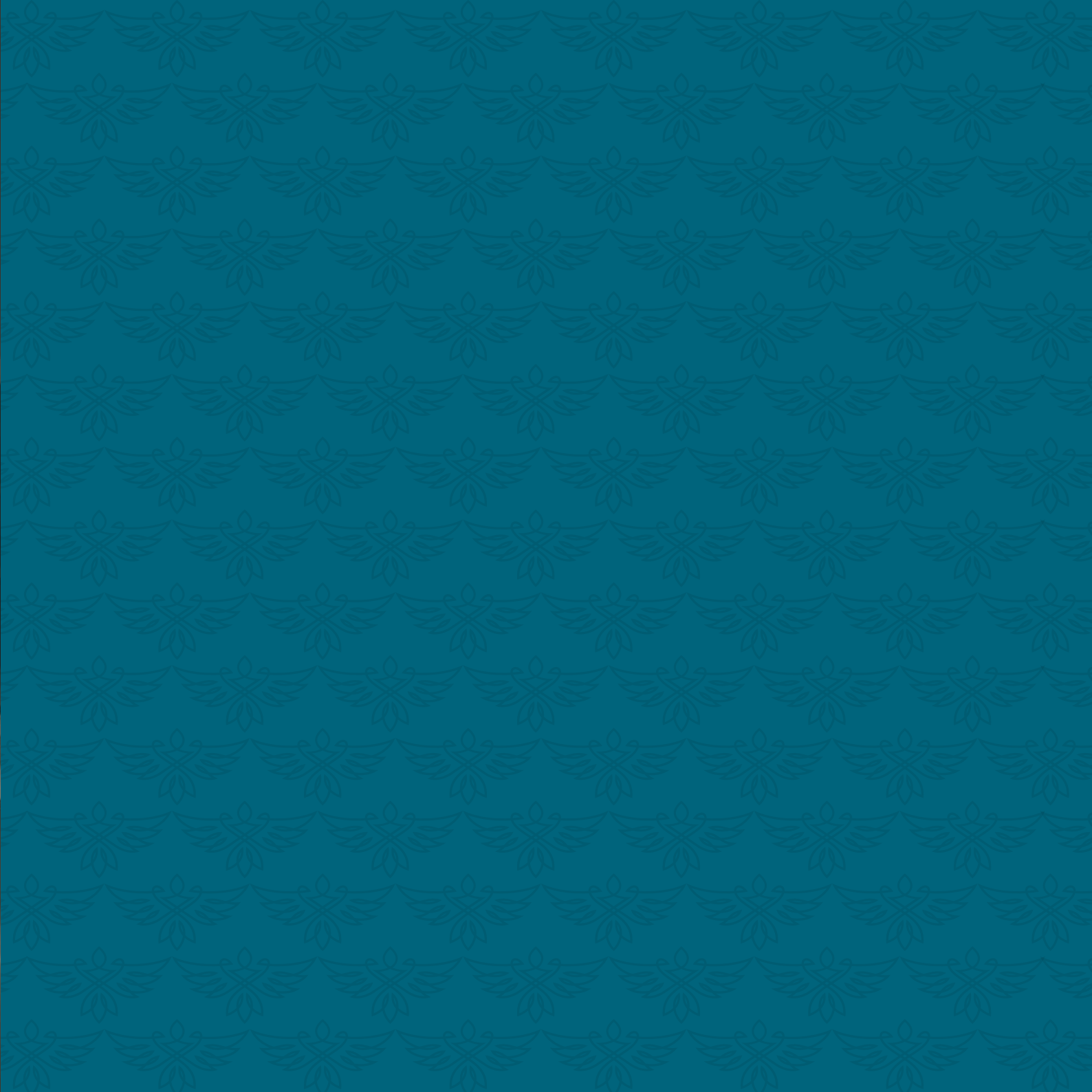
AVAILABILITY - PHASE 1

APARTMENT	BEDROOMS	AVAILABILITY
14	2	Available
15	1	Available
16	2	Reserved
17	1	Available
18	2	Exchanged
19	2	Exchanged
20	1	Exchanged
21	2	Exchanged
22	2	Exchanged
23	1	Exchanged
24	2	Exchanged
25	2	Exchanged





Original image Georgi Kyurpanov on Unsplash





RODBOROUGH
HOUSE

For more information please
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newhomes@sheldonbosleyknight.co.uk



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