

Brand New Studio, 1 & 2 Bed Apartments in
One of Coventry's Premier New Locations

SUTHERLAND HOUSE

AT BRINDLEY BASIN





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SUTHERLAND
HOUSE

YOUR NEW HOME IN THE HEART OF HISTORY



Welcome to Sutherland House, a distinguished residential development nestled in the exclusive new community of Brindley Basin. Positioned by the picturesque canal and surrounded by planned, thoughtfully-designed architecture, Sutherland House offers more than just a home; it's a lifestyle choice tailored for modern, discerning professionals and mature students seeking quality, connectivity, and comfort.

A BLEND OF NATURE



Prime Canal-Side Location

Sutherland House places you directly alongside the canal, providing a unique blend of natural tranquillity and urban convenience. Enjoy peaceful walks or energising runs on the tree-lined paths, fostering a balanced lifestyle that connects you to both nature and the city. This coveted setting enhances your living experience, offering a serene backdrop while keeping you close to Coventry's vibrant centre.



& CULTURE



Commuting

— London

Enjoy exceptional connectivity, with Coventry station offering direct train services to London in under an hour (approximately 54 minutes).

— Birmingham and Beyond

Only 20 minutes by train into Birmingham and easy access to Manchester within 1 hour and 50 minutes.

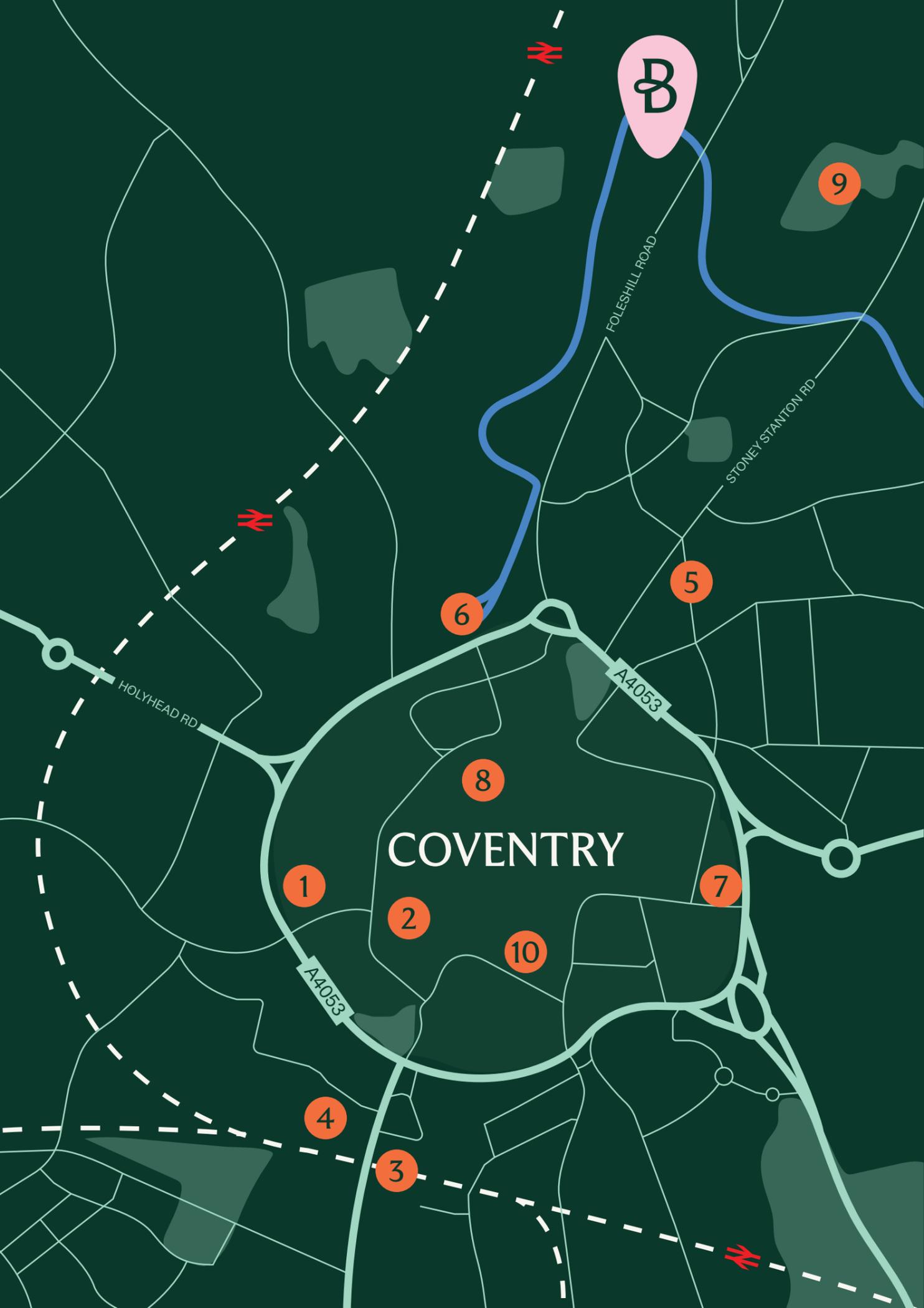
— Coventry University

Ideal for professionals or students, with the university just a 5-minute drive, a 15-minute bus ride, or a 25-minute walk from Sutherland House.

LOCATION

Nestled in Coventry's Brindley Basin, Sutherland House offers the perfect balance of urban convenience and natural beauty. Located just minutes from the city centre's shops, dining, and cultural landmarks, as well as tranquil green spaces such as War Memorial Park, this canal-side residence is ideal for both professionals and students.

With Coventry University nearby and excellent connections to Birmingham and London, Sutherland House combines peaceful surroundings with excellent transport links, including a 5-minute walk to the nearest bus stop and an 8-minute drive to the train station.



- 1 ODEON Coventry
- 2 Coventry Market
- 3 Coventry Train Station
- 4 Train Station Bus Interchange
- 5 Coventry College
- 6 Coventry Canal Basin
- 7 Coventry University
- 8 West Orchards Shopping Centre
- 9 Webster's Park
- 10 The Wave Waterpark



— War Memorial Park



— Coventry University

DESIGNED WITH CONTEMPORARY LIVING IN MIND

Sutherland House offers a selection of studio, 1, and 2-bedroom apartments designed with contemporary living in mind. Each property features:

— Kitchen

High-quality fittings, including modern kitchen appliances.

— Modern & Sleek Fit-Out

Brand-new apartments showcasing stylish interiors and quality finishes.

— Flexible Furnishing Options

Choose from furnished or unfurnished units to suit your style and needs, offering you the flexibility to make the space your own.

Rentals at Sutherland House are competitively priced, presenting a more affordable option compared to city centre properties in Coventry or London. This makes it an ideal choice for those seeking a balanced lifestyle that combines access to green space with the benefits of city living.



THOUGHTFULLY DESIGNED SPACES, JUST FOR YOU

Sutherland House stands out within the Brindley Basin development by offering a unique blend of modern design and exceptional amenities, all while keeping rental rates competitive. With features like a wellness area, yoga room, co-working spaces and ample storage it provides a high-quality living experience. The pet-friendly, secure environment and convenient location make it an ideal choice for professionals and mature students, offering both luxury and affordability in one package.



Wellness Area & Yoga Room

Enhance your lifestyle with dedicated spaces for relaxation and wellness.



External Terraces

Perfect for socialising or outdoor dining



Pet-Friendly Apartments

Bring your furry friends – Sutherland House is a welcoming space for pet owners



On-Site Parking

Convenient on-site parking available.



Co-Working Spaces

Ideal for hybrid professionals seeking a collaborative environment.



Ample Storage Units

Designed with modern living in mind, offering practical solutions for residents.



Secure Gated Community

Ensuring peace of mind with round-the-clock security and a safe, enclosed environment.





WHY CHOOSE SUTHERLAND HOUSE?

— Unmatched Amenities

Sutherland House is the only residential building in the area offering such comprehensive amenity spaces. Residents benefit from superior facilities without the premium city centre rent, making it an exceptional value for those who prioritise lifestyle and convenience.

— Community and Comfort

Living at Sutherland House places you within a dynamic, growing community surrounded by landscaped, tree-lined spaces. Here, modern architecture meets sustainable planning, fostering a neighbourhood that champions both connectivity and natural beauty.







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