



**2 The Grange, 51 Gwendolyn Drive**

Coventry **CV3 1QU**

Guide Price £250,000

# 2 The Grange, 51 Gwendolyn Drive

Benefiting from exceptional high ceilings throughout, stunning top quality shutter blinds, allocated parking, en suite bedroom with fitted wardrobes, gorgeous open plan living and kitchen arrangement set within stunning grounds and having lovely views. Apartment 2 is located on the ground floor and is one of the largest designs created within the building. Entering via a grand and welcoming entrance hallway you cannot fail to be impressed. The accommodation boasts eye-catching high ceilings, double glazed sash windows with top spec shutter fitted blinds. The living area is large, open plan and perfect for entertaining. The kitchen offers modern stylish units, top spec integrated appliances and Amtico flooring throughout. Both bedrooms are generous double rooms with fitted wardrobes, great views and the master offers a luxurious en suite shower room. The main bathroom is also a generous size and mirrors the stylish and luxurious design of the en suite shower room.

## LOCATION

Arguably one of the finest modern apartments in Coventry, situated within a stunning Grade II Listed period building converted in 2018. This stunning building in Copsewood Grange, with its richest industrial heritage, has been sympathetically converted to form stylish and luxurious apartments. A famous building dating back to the late 1800's and once a film set in the 1968 film The Italian Job.

## ON THE GROUND FLOOR

### GRAND COMMUNAL ENTRANCE HALLWAY

### PRIVATE HALLWAY

With doors off to all principal rooms, electric heater and intercom system.

### OPEN PLAN LIVING AREA/DINER/KITCHEN

5.96m x 5.05m (19'6" x 16'6")

Having two large double glazed sash windows to the rear elevation and fitted shutter blinds, one double glazed window

off the kitchen area to the side elevation with fitted shutter blind, Victorian style electric radiator, high ceilings, attractive lighting and spacious dining area open plan to the kitchen.

### KITCHEN AREA

Having a stylish selection of wall and base units, top spec Neff integrated appliances including dishwasher, fridge freezer, four ring hob, extractor hood and 1.5 bowl sink and drainer.

### BEDROOM ONE

3.09m x 3.25m (10'1" x 10'7")

Having double glazed window to the side elevation, fitted shutter blind, fitted wardrobe, Victorian style radiator, door to the en suite.

### EN SUITE SHOWER ROOM

3.34m x 1.18m (10'11" x 3'10")

A spacious, luxurious en suite comprising stylish grey tiling, double shower cubicle tray, wash hand basin, WC and towel radiator. Two double glazed windows to the front elevation, fitted shutter blind, fitted wardrobe and Victorian style radiator.

## Features

Grade II Stunning Building

High Spec Conversion

High Ceilings

Lovely Views

Open Plan Living/Kitchen/Dining Area

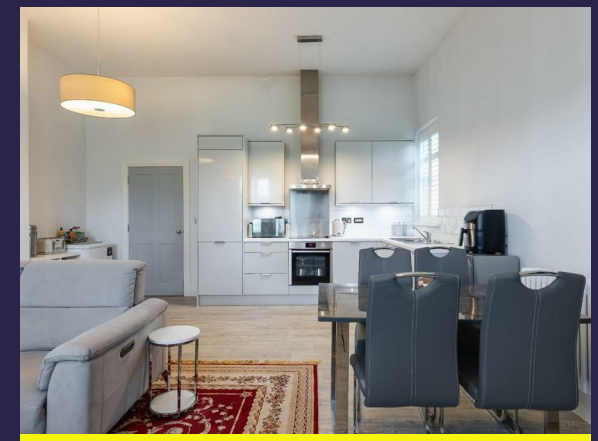
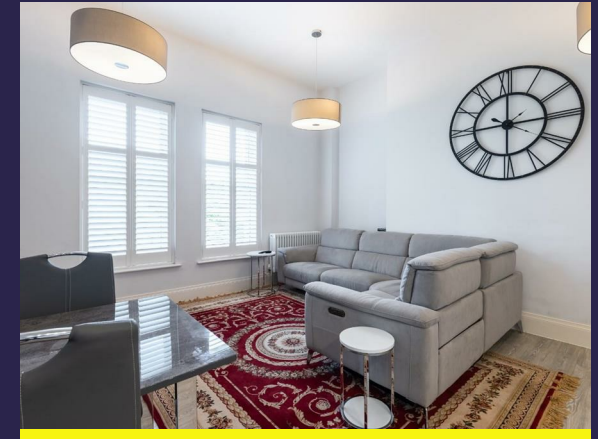
Two Bedrooms

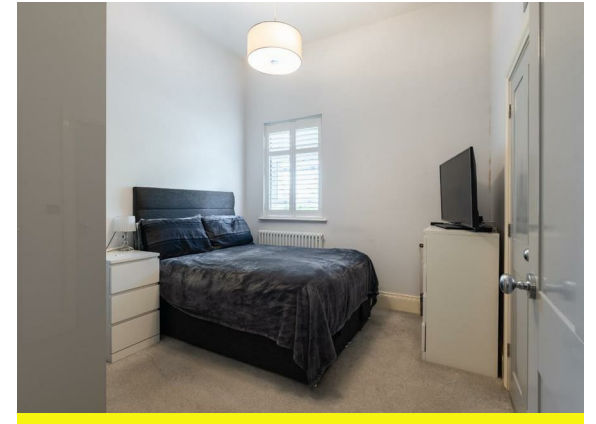
Bathroom and En Suite Shower Room

Allocated Parking

Stunning Setting and Views

A Wealth of History Including Famous Film Set





# Floorplan

Internal Living Area 736sq ft / 68.35m<sup>2</sup>

## GROUND FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

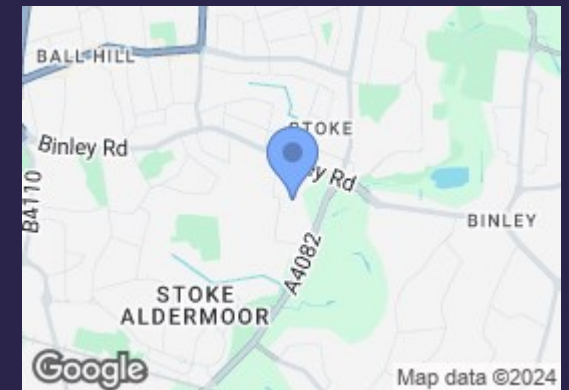
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Coventry City Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Visit us

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