HOPKINS & DAINTY
ESTATE AGENTS









Meriden Road, Coventry, CV7 7BG

£245,000

NO UPWARD CHAIN PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES**
HOPKINS & DAINTY of TICKNALL are delighted to bring to market this beautifully presented 2 bedroom, 2 bathroom apartment set in a stunning location. Berkswell Hall is a beautifully converted, Grade 2 country residence affording private entrance, large living space, modern and stylish fully appointed kitchen, good sized bathrooms, open hallway with stunning views into the grounds, Master bedroom boasting a contemporary en-suite shower room with steamer, and good size second double bedroom. Communal gardens. Garage and parking. The property was converted in 1984 and has an unexpired lease of 960 years (unchecked). Easy reach of motorway network and local towns and villages.

Hall, stairs and landing

Having it's own front door, with private stairs leading up to the light and airy landing. There is a useful understairs storage cupboard. There is wood laminate flooring and plenty of space for your storage units. A sensor light to guide you late at night, and single ceiling light. A feature here is the large window over the stairs with a stunning view of the grounds. The landing leads to the kitchen/breakfast, lounge, bathroom and bedrooms. There is a single ceiling light and loft access, and two further storage cupboards, one of which houses the 'Ideal Standard' boiler which we have been advised was last serviced in December 2024.

Lounge 14'2" x 13'8" (4.33 x 4.18)

The contemporary Lounge is a light and airy room. It has a peaceful feel and is decorated with wooden laminate flooring and has two feature windows and a large Velux window with solar powered electric blinds. A feature throughout the apartment is the views out of the windows which are stunning and showcases the lovely location of this apartment. There is a feature fire surround, that could have an electric fire added to add to the room.

Breakfast Kitchen 13'8" x 11'0" (4.18 x 3.36)



The beautifully appointed breakfast kitchen is immaculate and offers quality finish and fitments. There are navy wall and base units with contrasting white Corian worktops. The white porcelain floor tiles beautifully compliment the kitchen units. The kitchen consists of a large induction hob, a double oven/grill/microwave, and a quality sink with chrome tap and an integrated instant hot tap. There is also an integral larder fridge freezer, integrated washing machine, slimline wine cooler and finally an integrated dishwasher. It has a Velux window with electric solar powered blind and window to the side elevation. Additionally there are plenty of power sockets, some with USB charging, The kitchen is a good representation of the quality finish of this apartment.

bedroom 1 16'0" x 13'9" (4.90 x 4.20)



The first bedroom is a bright and airy room with a Velux roof window and a window to appreciate the views, contemporary wood flooring and access to the en-suite bathroom. A good array of fitted wardrobes.

Bedroom 2 12'7" x 10'3" (3.86 x 3.13)



Large second bedroom with feature original fireplace and quality wood flooring, Velux roof window and window to appreciate the views. This room has a fitted wardrobe.

Main bathroom

The bathroom consists of a WC, wash basin and a bath

with a mains-fed chrome shower over. The bathroom also has been a benefit of a Velux window with solar powered electric blind flooding the bathroom with natural light. The bathroom has white tiled splash-back around the shower and wash basin and white tiled flooring and chrome towel rail.

En-suite shower room



The contemporary en-suite bathroom consists of a WC, wash basin with a mains-fed chrome shower with steam room facility. The bathroom also has been a benefit of a Velux window with solar powered electric blind flooding the bathroom with natural light.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Lease Details.

The property we are told has a(not checked) 960 years unexpired lease. £50 per annum ground rent. Service charge £5890.36 pa service charge paid Quartey £1472.59.

We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Further Information

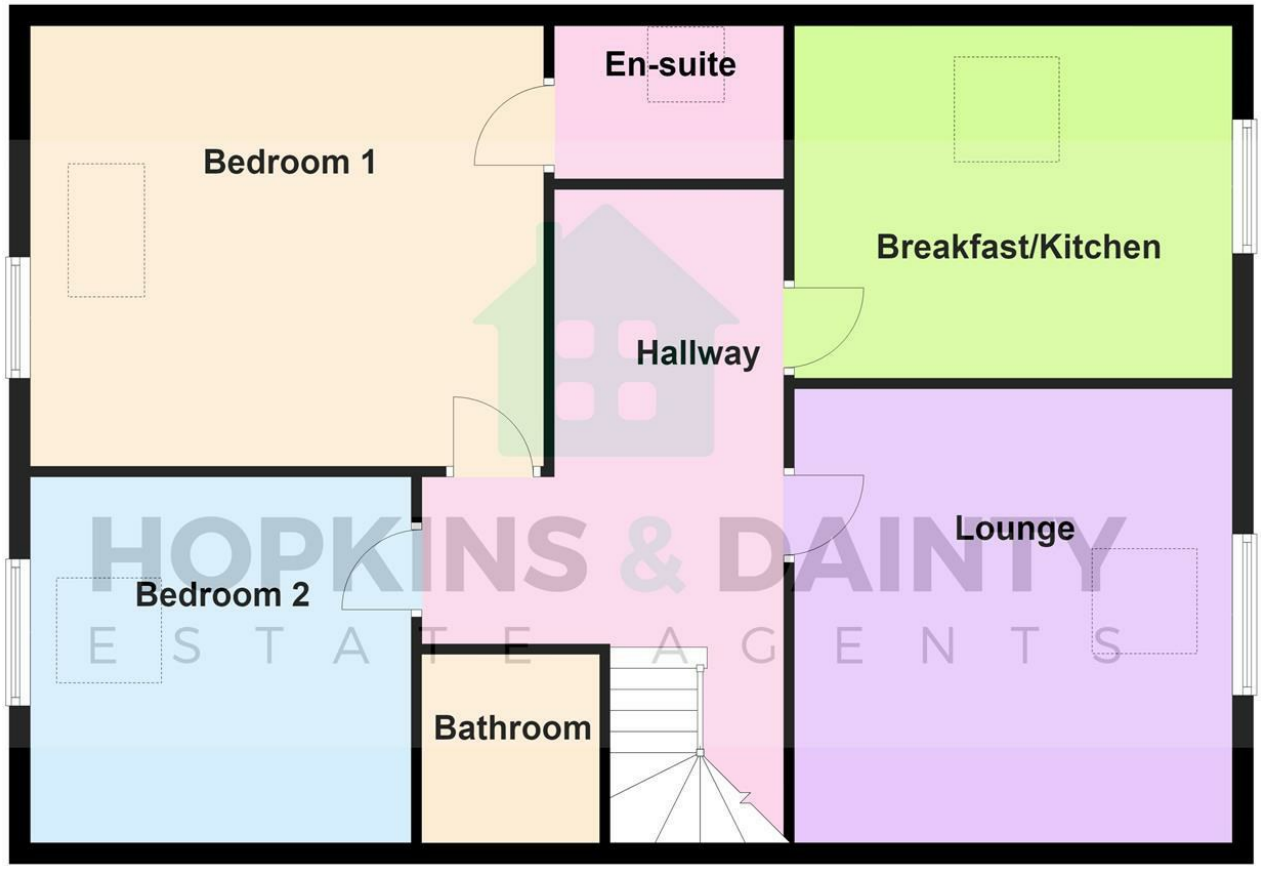
* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.

Floor Plan

Ground Floor

Approx. 89.4 sq. metres (961.8 sq. feet)



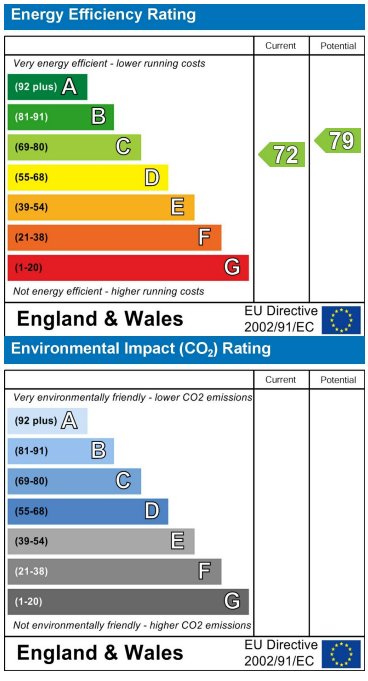
Total area: approx. 89.4 sq. metres (961.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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