



HR ESTATE AGENTS

2 Bedrooms

Flat

£220,000

Located in

Coventry





# Gwendolyn Drive

Coventry | CV3 1QU



The Grange is an impressive Grade II listed building dating back to 1873, converted into 17 stylish apartments in 2018. Set within expansive grounds adjoining Copeswood Grange, it enjoys countryside views while offering excellent transport links.

The apartment is accessed via a grand communal entrance and is located on the first floor. Inside, the entrance hall features quality finishes including Amtico flooring, feature radiators and a large storage cupboard.

The light and spacious open-plan kitchen/living/dining area enjoys front-facing views, perfect for both relaxing and entertaining. The master bedroom also overlooks the front and includes fitted wardrobes and a luxury en-suite with Villeroy & Boch sanitary ware and an Aqualisa shower. The second bedroom benefits from fitted wardrobes and front views.

Ideally situated for Warwickshire Business Park, University Hospital and countryside walks at Ryton Pools, with Coventry City Centre under 3 miles away and Leamington Spa just over 10 miles. Excellent access to the M40, M6 and M1 provides strong commuter links to Birmingham and London.

First 2 years ground rent and service charge paid for.

140 Years Lease Remaining.

NO CHAIN

Fully Furnished

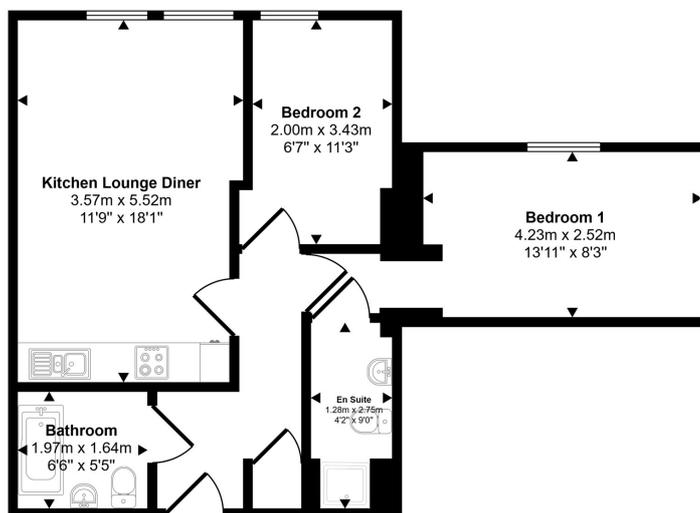
# Gwendolyn Drive

£220,000 Leasehold



- First Floor Apartment
- Mature Grounds
- High End Finish
- 2 Bathrooms
- Fully Furnished
- Grade 2 Listed
- Allocated Parking
- 2 Bedrooms
- First 2 Years Ground Rent and Service Charge PAID for

Approx Gross Internal Area  
54 sq m / 579 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

  
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