





15 The Grange 51 Gwendolyn Drive, Coventry, CV3 1QU

£225,000

- Eye catching 'Victorian' building dating back to 1872.
- Feature scene in the 1969 'The Italian Job' Movie.
- Building renovated offering a small number of exclusive Apartments.
- Picturesque communal Gardens.
- A lovely Home/Pied-à-terre or great 'Buy to Let'.

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/

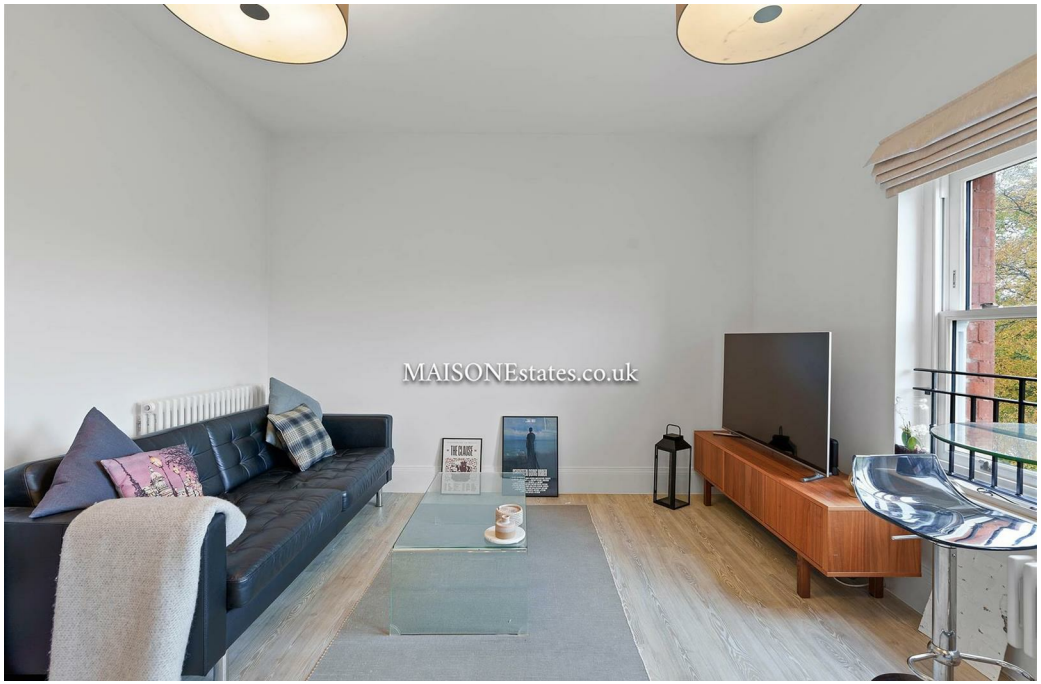
15 The Grange 51 Gwendolyn Drive, Coventry CV3 1QU

LUXURY PENTHOUSE Enjoy a Country Living experience in a City Location in this Grande VICTORIAN Building dating back to 1872 on doorstep of a local GOLF Course. An idyllic setting in prime Location CV3; part of its history includes a feature scene in the 1969 'The Italian Job' Movie....

2 2 1 D

Council Tax Band: C





****LUXURY Homes****

'The Grange'.....An eye-catching 'Victorian' Building transformed offering a small range of exclusive APARTMENTS boasting high ceilings, fetching views of well maintained communal Gardens and green space affording one a countryside Living experience in an idyllic setting in a City location. Also, be part of history; in 1969 it featured in a scene in 'The Italian Job' Movie.

Set in desirable NEW CENTURY PARK, Binley, it's only moments away from sports and leisure facilities including COOMBE ABBEY Country Park, COPSEWOOD Grange Golf course, Tennis Club, fitness centres (Alan Higgs, David LLoyd and local parks), other amenities; access to CITY CENTRE, Retail Parks, road/transport links (A45, A46, M6, M69, Leamington, Rugby, Birmingham etc.) reputable schools and plenty More! Synonymous with professionals, it boasts great commutability to JLR (Whitley), PSA Peugeot Citroen (Stoke), state-of-the-art COVENTRY UNIVERSITY and Hospital, Binley, Severn Stars and Pilot Business Parks.

This PENTHOUSE offers an open plan Lounge kitchen diner with high efficiency NEFF integrated appliances (cooker, oven, fridge freezer, washer dryer and DISHWASHER), high gloss kitchen wall and base mounted units, 2 bedrooms with built-in Wardrobes, EN-SUITE and bathroom, 2 W/C's, ALLOCATED and visitor (first come, first serve) Parking. Beautifully presented with elegant fixtures and fittings (excludes furniture) including AMTICO flooring.

DIMENSIONS (to widest point):
- Lounge kitchen/diner: 4.72m x 3.8m
- Master bedroom: 3.2m x 2.95m
- Bedroom 2: 2.88m x 1.93m

TENURE:
- Possible chain: Ask Agent.
- Leasehold: 140 years remaining (150 from 2015).
- Annual service charge: £1758.
- Annual ground rent: £225.

FOR INFO:
- Council Tax Band: C.
- EPC Rating: D (Certificate expiry November 2028)
- Column radiators for efficient heating.
- Electrical Installation Condition Report (EICR) held.

A lovely Home/Pied-à-terre and a great 'Buy to Let' for professional Tenants...

CONTACT: Sanjay Panchal at MAISON Estates.

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Consult Maison Estates for further information.







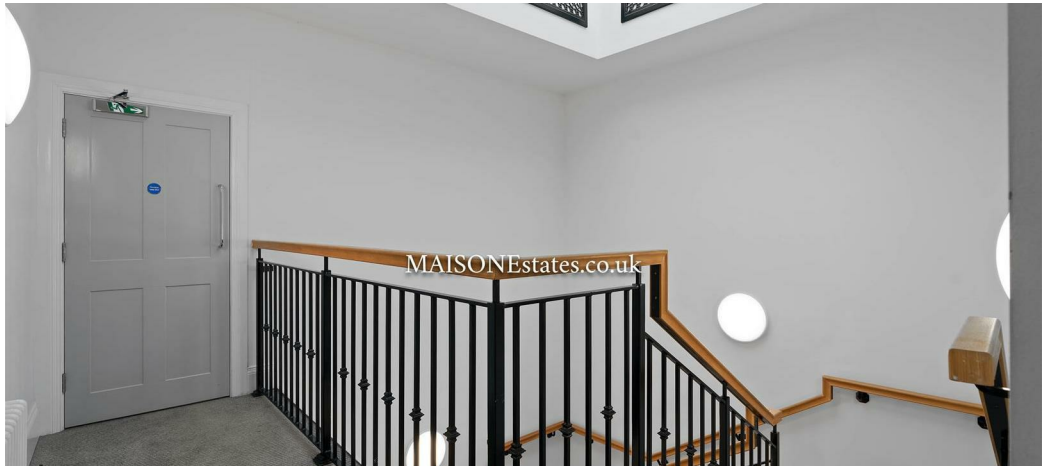



MAISONEstates.co.uk

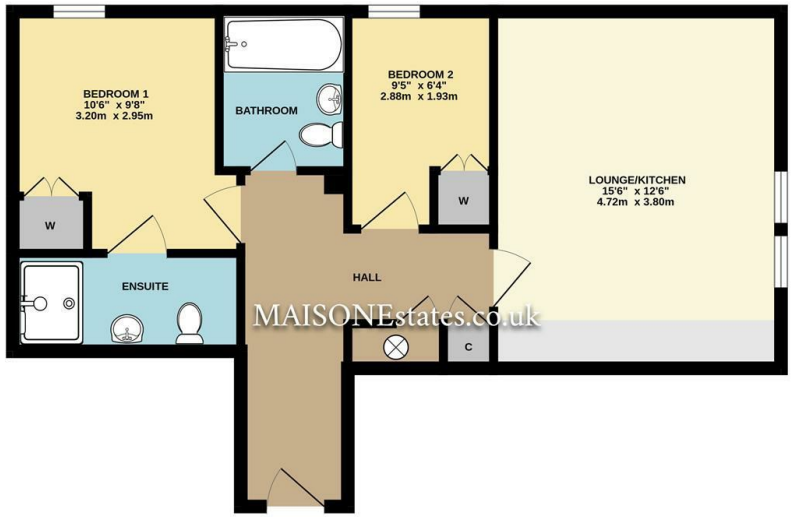

MAISONEstates.co.uk





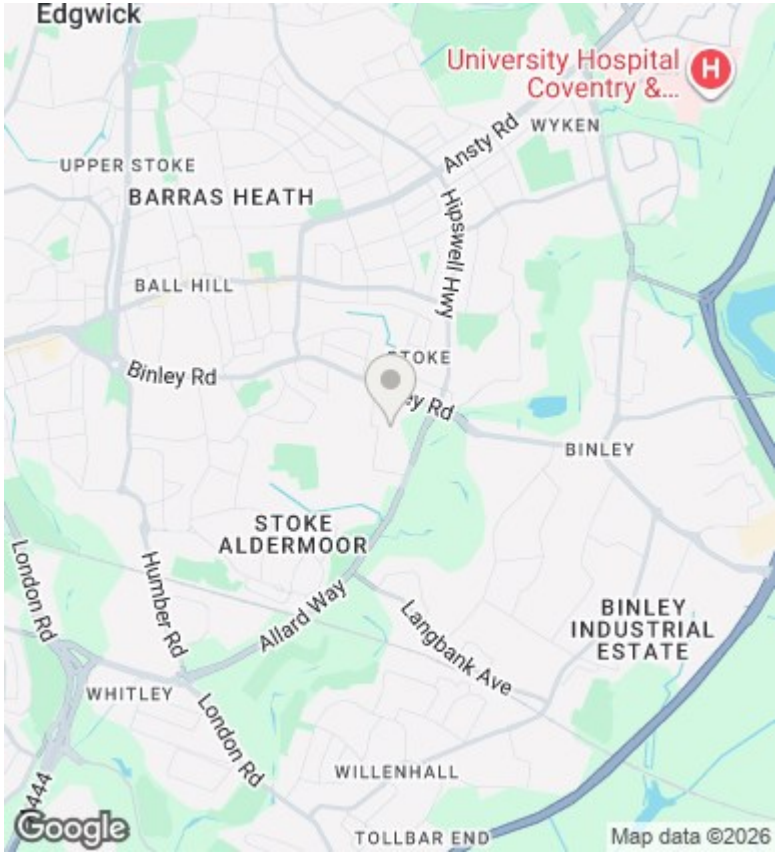

MAISONEstates.co.uk

TOP FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



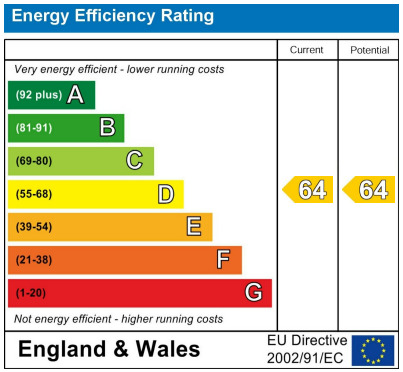
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

C



73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/