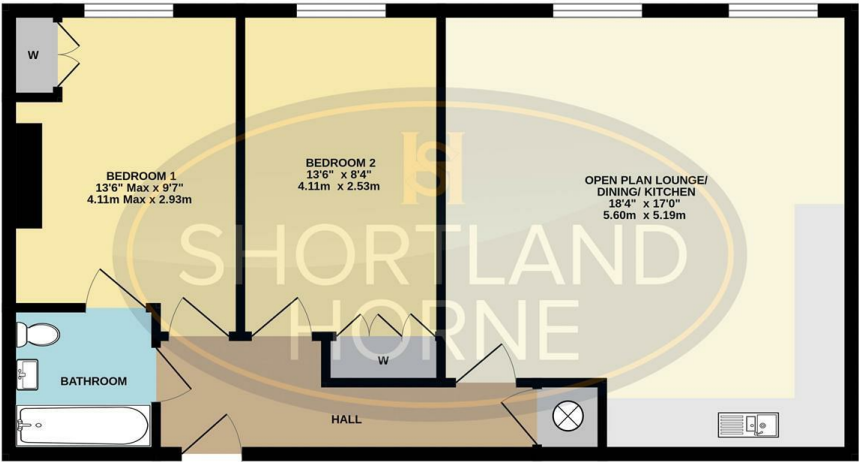


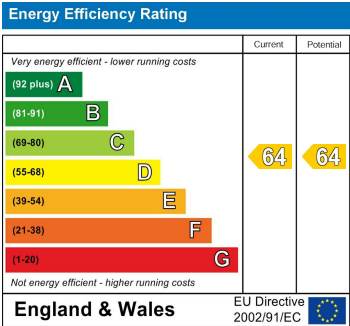
Floor Plan

TOP FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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 MemoPro 12/2014

EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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51 Gwendolyn Drive
Binley CV3 1QU



£240,000

Bedrooms 2
Bathrooms 1

Elegance and modernity converge in this exquisite second-floor penthouse, boasting two double bedrooms and offering a luxurious lifestyle with convenient access to JLR, UHCW, and Peugeot Citroen. Housed within a grand Victorian building, meticulously rebuilt and transformed into 12 exclusive properties in 2015, this residence is nestled within beautifully landscaped grounds, complete with allocated and visitor parking bays.

Upon entering the building through its impressive main entrance, graced with a cutting-edge electronic security system, you ascend the immaculately maintained communal staircase, leading to the private entrance of the apartment. As you step into the welcoming hallway, your gaze falls upon the Jack and Jill bathroom, adorned with a modern white suite. Throughout the apartment, a refined grey colour scheme harmoniously combines with grey tiles, enhanced by wood-effect Amtico flooring, creating a stylish and cohesive aesthetic.

The kitchen and lounge seamlessly meld into a chic, open-plan living space, where a generously sized double-glazed sash window floods the room with invigorating natural light, illuminating the modern elegance within. The kitchen is a home chef's dream with built-in Neff appliances on hand.

The primary bedroom is a sanctuary of comfort, boasting a built-in wardrobe and access to the bathroom, offering both functionality and luxury. The second bedroom, also generously proportioned, is complemented by its own built-in wardrobe. Both bedrooms feature plush grey carpets underfoot and large sash windows that frame idyllic views of the meticulously maintained grounds.

This exceptional apartment is a testament to modern living, where every detail has been carefully considered to create a haven of style, comfort, and convenience.

The Grange is set within elegant grounds that feature ample open space and a large lawned area. The surroundings are adorned with mature trees and lush greenery, creating a private and tranquil environment.

Situated in the heart of Binley, the apartment is conveniently located close to local schools, shops, and parks. This makes it an ideal choice for families looking for a vibrant and community-focused neighbourhood. The property's location offers easy access to the city centre, being just a short drive away. It is also well-connected to the A46, making it an excellent choice for commuters who need to travel to other cities or regions.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Allocated Parking
Council Tax Band: C
EPC Rating: D
Total Area: Approx. 636 Sq. Ft
Lease Term: 150 Years
Lease Reamaining: 140 Years



INTERNAL

Communal Entrance/Hall/Landing

Hallway

Open Plan Lounge/Dining/Kitchen

18'4 x 17'0

Bedroom One

13'6 (max) x 9'7

Bedroom Two

13'6 x 8'4

Jack & Jill Bathroom

OUTSIDE

Allocated Parking

Communal Grounds