



Tailor Made Sales & Lettings

## 2 bed apartment to buy in CV1

New Buildings, Coventry, West Midlands, CV1 1FE

**£215,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ AWARD WINNING
- ✓ Grade II Listed Conversion
- ✓ Dramatic Cathedral & Millennium Garden Views
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A stunning loft-style apartment forming part of a gorgeous grade II listed conversion restored by Harrabin Construction - The Ribbon Factory is part of the Phoenix Initiative, Coventry's primary Millennium project - large open plan kitchen / diner great for entertaining - two large double bedrooms - en-suite shower room to the master bedroom - a rare private garage in the city centre - no onward chain - award winning development.

Pattinson Auction in partnership with Tailor Made Sales and Lettings are privileged to bring to market this stunning, period loft-style apartment conversion of The Ribbon Factory in the heart of Coventry City Centre. A real celebration of Coventry's industrial past, The Ribbon Factory is part of the Phoenix Initiative, Coventry's primary Millennium project, an award winning Grade II listed development designed by PCPT Architects and carefully converted by Harrabin Construction 21 years ago.

The Grade II listed Ribbon Factory is a late 18th Century building, with an adjoining Master's House within the ruins of a medieval priory. Modern interventions alongside the historic characterise the conversion within the multi-award winning Phoenix scheme.

The property is being sold via UNCONDITIONAL METHOD OF AUCTION with the rare inclusion of a private garage in the City Centre of Coventry.

There is a secure gated, intercom front entrance, leading to a stunning communal terraced with dramatic views of Coventry's centre piece attractions, the new and old cathedrals and millennium gardens. This stunning New York Style Loft Apartment, is perfectly positioned in the heart of Historic Coventry City Centre, within a stone's throw of Cathedral Lines Dining and Entertainment Area, Broadgate, West Orchards and precinct Shopping Areas.

The apartment comprises a secure external and internal communal areas, entrance hallway with doors leading to a large lounge / dining, two huge sash windows, exposed flooring and lovely fireplace. There is a large open plan kitchen / diner, superb for entertaining and hosting guests, fully fitted with integrated appliances and large centre island unit, two large sash windows, high ceilings and stunning fire place.

There are two excellent double bedrooms, both with dual aspect large sash windows, exposed flooring, high ceilings and a great twist of period and modern features. The master bedroom benefits from a modern en-suite shower room and WC.

The principle bathroom is modern with a white suite, comprising a bath with shower over, WC, wash hand basin, high ceiling and large sash window.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 101

Annual Service Charge Amount: £4,400.00

Price: Starting Bid £215,000

Property Type: Apartment

Parking: Garage

Year built: 2010

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

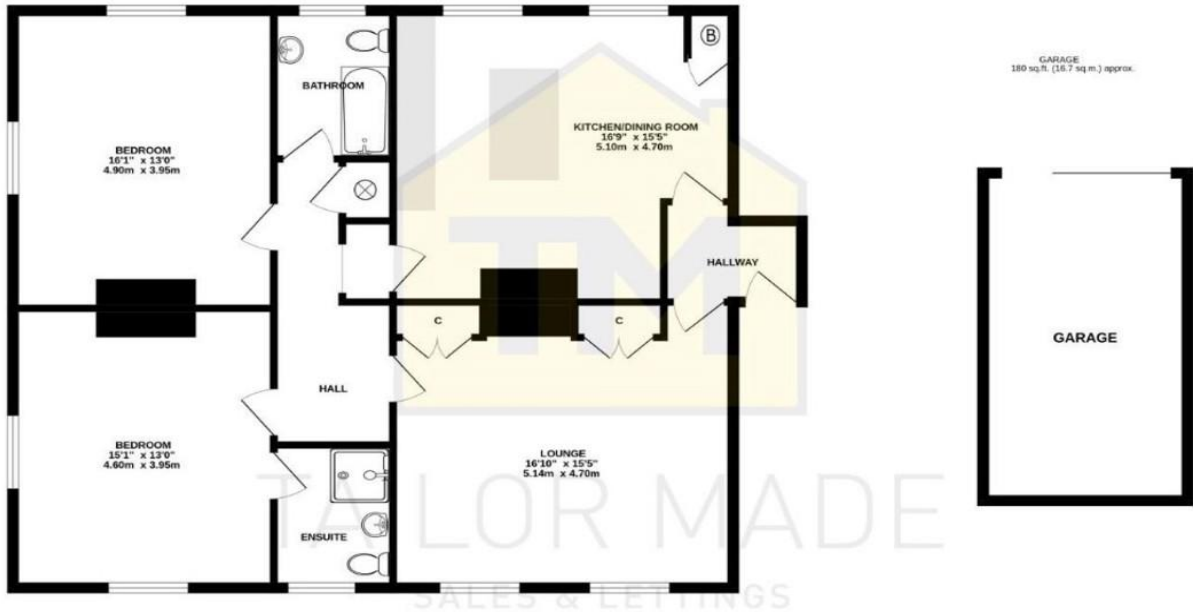
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

FIRST FLOOR  
1101 sq ft. (102.3 sq m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (119.0 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.  
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| Energy Efficiency Rating                           |  | Current                 | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | 75        |
| (55-68) <b>D</b>                                   |  | 66                      |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

New Buildings, Coventry, West Midlands, CV1 1FE

Contact your local branch today for more information on this property:

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