



Ellis Brooke



39 Bluemels Drive

Wolston, CV8 3LN

Guide price £155,000



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Communal Lobby & Stairwell

Original double Entrance Lobby and stairwell with wood panelling and ornate stairwell leading up to the first floor.

Two sets of double doors leading to hallway which in turn gives access to all of the first floor apartments. Automatic lighting and several windows.

Apartment Entrance

Solid wood front door. Doors off to Living Room, Bedroom and Shower Room plus two cupboards (one housing a replacement instant hot water producing vented cylinder)

Lounge/Dining

Two sizeable double glazed windows with made to measure blinds to the front aspect (overlooking parking area. Electric heater. Opens through to Kitchen.

Kitchen

Additional large double glazed window with made to measure blind. Electric heater. Space for a small table. Range of base and eye level units with work surfaces over. Integrated oven plus hob and extractor. Integrated fridge and freezer. Integrated washing machine and dishwasher. Ceramic sink/drainage. Wood effect flooring.

Bedroom

Large double glazed window with made to measure blind. Electric heater.

Shower Room

Re-fitted. Fully tiled walls and floor. Large shower cubicle. Extractor. Heated towel rail. WC and wash hand basin set into vanity unit with storage.

Outside

One allocated (numbered) parking space accessed through metal gates from Bluemels Drive itself. Additionally each apartment owner has use of a communal bin store area plus a cycle store space. Furthermore the building has a lawned frontage with shrubs and hedging.

Historic Information

The road name of Bluemels Drive derives its name from Bluemel Brothers Ltd which was a prominent British manufacturing company famously based in the village of Wolston. Originally founded in East London during the late 19th century as an umbrella and walking stick handle maker, the company relocated to Wolston in 1904 to capitalize on the rapidly growing bicycle and motor trades in nearby Coventry. While the factory closed in the late 20th century and was demolished to build a business park and housing development, its legacy lives on locally via the street name. While the extensive production sheds and old silk mill structures were demolished to make room for housing, the fine office block built in 1924 survived. It is a preserved, listed building that was converted into residential apartments - as you see here.

Lease Information

Lease Term Remaining 129 Years

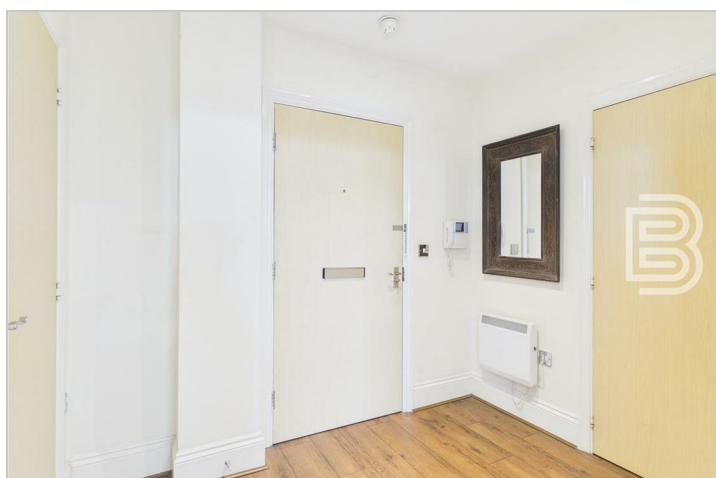
Ground Rent £300 p/a

Service Charge £125 p/m

Historic Buildings Insurance £660 p/a

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



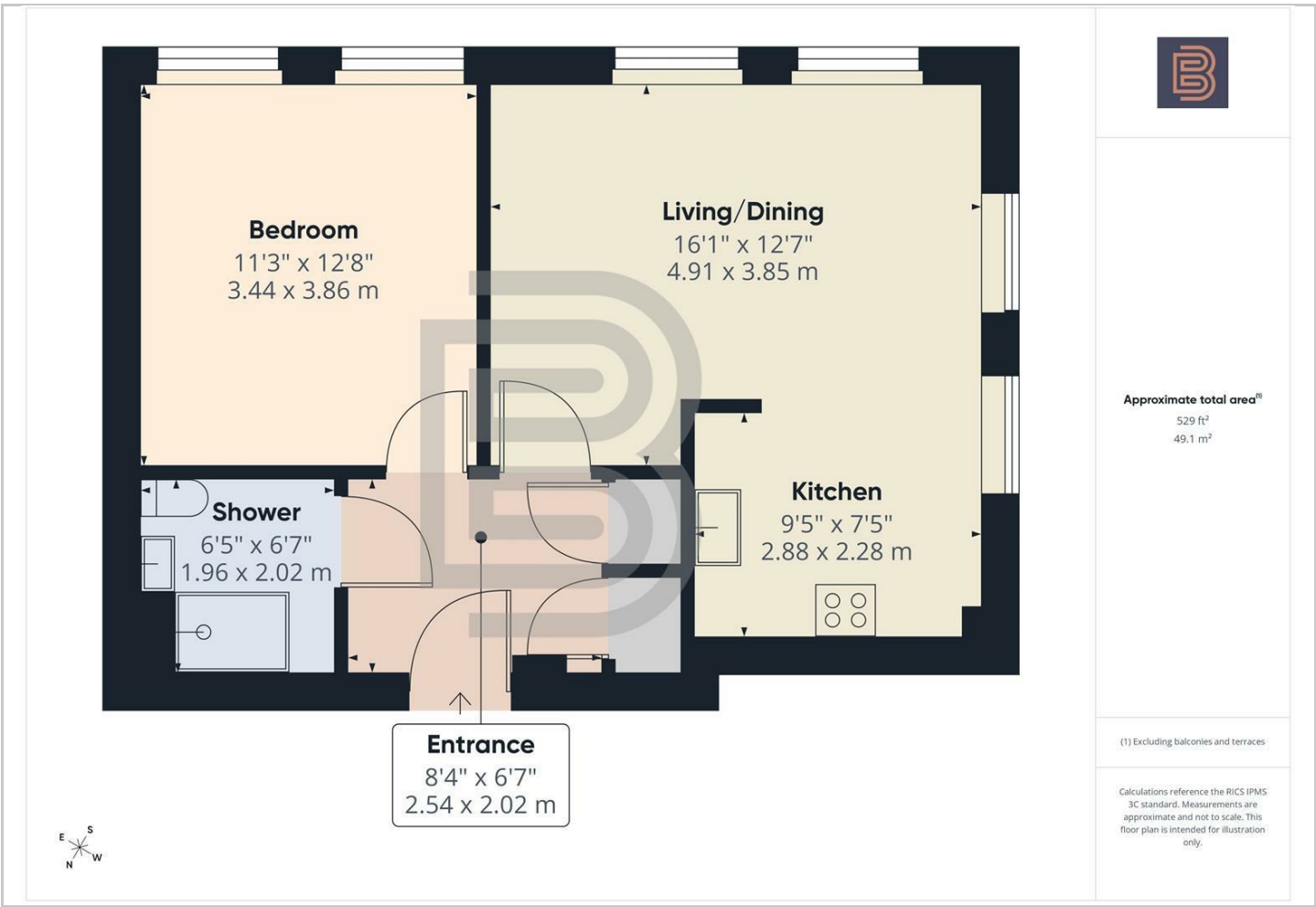
Hybrid Map



Terrain Map



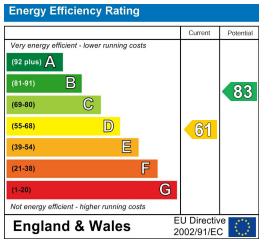
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk