



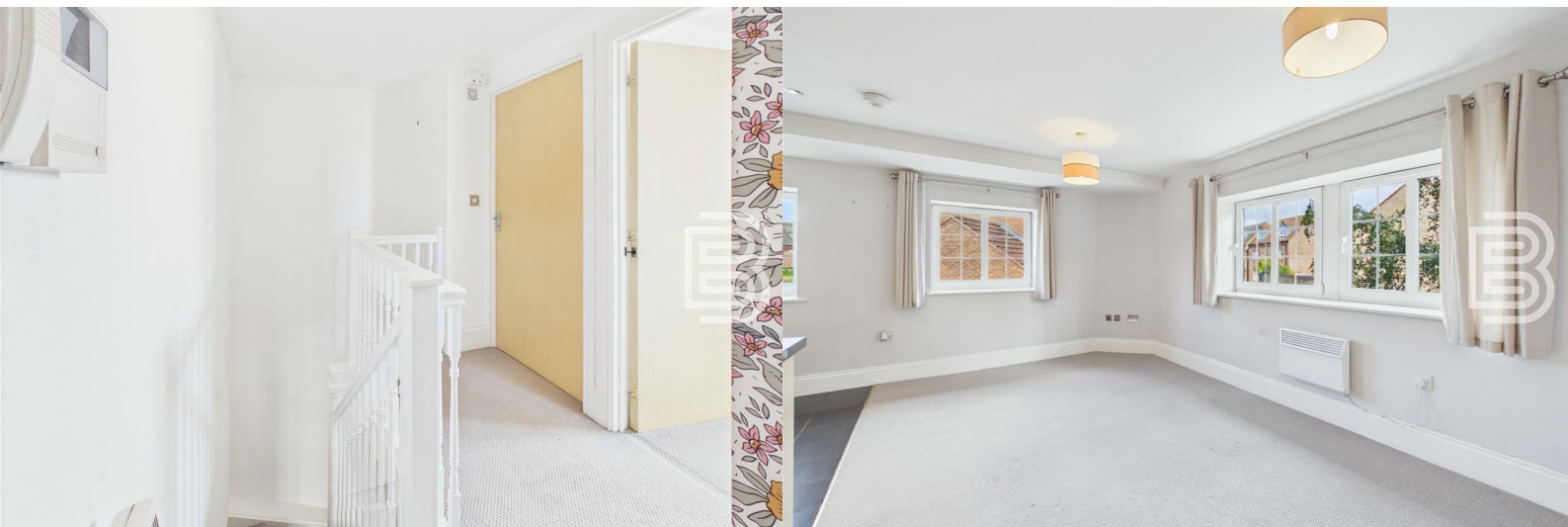
Ellis Brooke



45 Bluemels Drive

Wolston, CV8 3LN

Guide price £159,950



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Location

Wolston is a well-served village conveniently positioned between Rugby and Coventry, with good road links via the A45, M6 and M69. The village offers a range of everyday amenities including local shops, pubs and eateries, along with Wolston St Margaret's Primary School, recreation grounds, children's play areas, allotments and a leisure and community centre.

Communal Entrance

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

Apartment Entrance Lobby

A hardwood door with tiled floor and a further wooden internal door to the entrance landing and stairwell area.

Entrance Landing

Stairs down to the living space and lobby. Electric heater. Security entry/intercom system. Doors off to Bedroom and Bathroom. Inset spotlights.

Bedroom

Double glazed windows to two sides. Electric heater.

Bathroom

Double glazed window. Panelled bath with shower over. Pedestal wash hand basin. Tiled floor. Low flush WC. Extractor. Inset spotlights. Fully tiled walls. Heated towel rail.

Lower Lobby

Door into Living room. Under-stairs airing cupboard. Inset spotlights. Electric heater.

Living Area

Windows to two sides. Electric heater. Opens into Kitchen.

Kitchen Space

Double glazed window. Range of base and eye level units with work surfaces over. Stainless steel sink/drain. Integrated oven. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Electric heater. Under cabinet lighting.

Outside & Parking

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 is 150 years from May 2005 (128 years remaining)

Ground rent is £314.87 per year

Service charge is £1241.77 per year

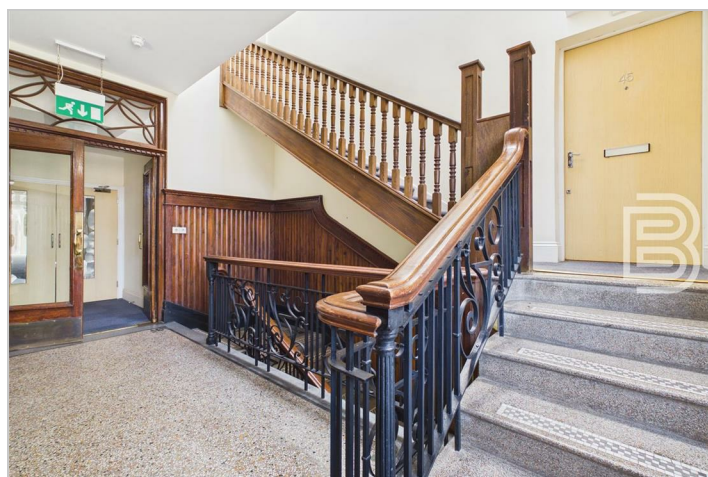
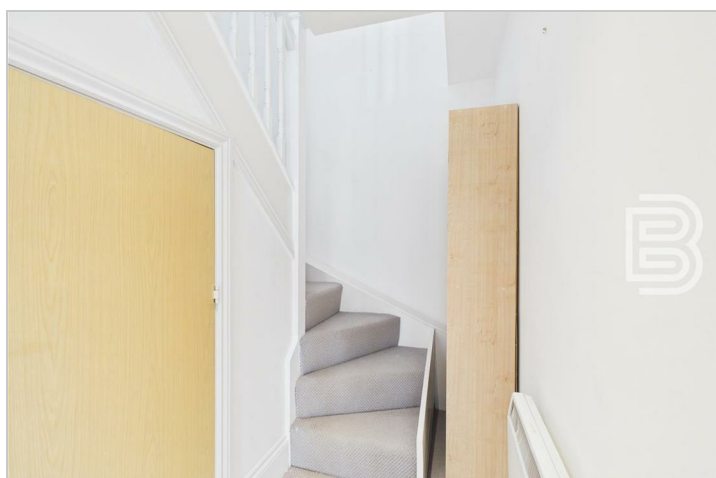
Historic Buildings Insurance uplift £490 plus vat each year.

Bluemels Estate communal spaces and grass areas maintenance of £300 per year

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



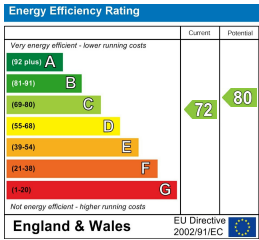
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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