



Apt 15, Berkswell Hall Meriden Road, Berkswell

Offers Over **£300,000**



Apartment 15

Berkswell Hall Meriden Road, Coventry

A fantastic opportunity to acquire a beautifully presented 2 bedroom, first and second floor maisonette set in the most tranquil location. Berkswell Hall is a unique converted, Grade 2 country residence affording private entrance, large living space, modern and stylish fully appointed kitchen, good sized bathroom, open hallway with stunning views into the grounds, Master bedroom boasting a sleek en-suite shower room with steamer, and good size second double bedroom. Communal gardens. Garage and parking. Easy reach of motorway network and local towns and villages.

Building History

Originally, the residence belonged to the Marow family, who trace their ancestry back to William Marow, a former Lord Mayor of London. However, in 1815, Sir John Eardley-Wilmot, one of the Eardley-Wilmot baronets, reconstructed the property to its present appearance. Subsequently, between 1843 and 1860, the house was used as a school, but it was later renovated as a dwelling by Thomas Walker in 1861. In 1888, the residence changed hands and was purchased by Joshua Hirst Wheatley, whose family members, in 1896 and 1934, held the esteemed positions of High Sheriffs of Warwickshire.

In 1984, the estate was sold for development purposes, leading to the conversion of the house into apartments. Nevertheless, the surrounding land remains under the private ownership of the Berkswell Estate and the Wheatley family.

- 2 bedroom maisonette set in a peaceful countryside location
- Grade 2 listed
- Stunning communal grounds. Easy reach of Berkswell and Meriden
- Spacious lounge with dual aspect views
- Breakfast kitchen with fitted appliances
- Principal bedroom with en-suite shower room
- Two large double bedrooms with stunning views
- Allocated parking and garage
- Entrance hallway with storage

LIVING ACCOMODATION

Welcome inside this two bedroom second floor maisonette, situated within the wonderful and characteristic Berkswell Hall. Having it's own front door, with private stairs leading up, is a great perk to this maisonette giving a private feel. The sleek grey carpet invites you up the stairs having useful under-stairs storage. As you arrive onto the landing, there is wood laminate flooring and plenty of space for your additional storage units and for you to kick off your shoes and coats. In addition, a sensor light to guide you late at night, and single ceiling light. A beautiful feature here is the large window over the stairs with a stunning view of the grounds. It really is a beautiful view, as well as delivering light into the property. From the landing you can access the kitchen/breakfast, lounge, bathroom and bedrooms. There is a single ceiling light and loft access, and two further storage cupboards, one of which houses the 'Ideal Standard' boiler which we have been advised was last serviced in December 2024.

The living room is a peaceful space and has plenty of floor space for your sofas, coffee table and media centre. It is nicely decorated with wooden laminate flooring and has two feature windows providing multi-angle aspect and a large Velux window with solar powered electric blinds. There is an abundance of tech in this home. Similarly to the rest of the apartment, the views out of the windows are stunning and showcases the lovely location of this apartment. There is a feature fire surround, which would make a great place for a feature electric fire should this be something you wish to install. The living room has a central heating designer radiator, ceiling light and power.





The kitchen/breakfast space is immaculate and offers hi-end finish and fitments. There are navy wall and base units with contrasting white Corian worktops. The large white porcelain floor tiles stylishly compliment the kitchen units. The kitchen consists of a 'NEFF' large induction hob, a 'NEFF' double oven/grill/microwave, and a 'SCHOCK' sink with chrome tap and integrated instant hot tap, plus an integral larder fridge freezer, integral 'Hotpoint' washing machine, slimline wine cooler and finally a 'Kenwood dishwasher'. This kitchen really has everything that you could need. It has the benefit of a Velux window with electric solar powered blind and window to the side elevation. Additionally there are plenty of power sockets, some with USB points, around the worktops for your freestanding appliances and charging. With the benefit of two feature 'Tom Dixon' pendant lights over hanging the breakfast bar, and additional spotlights within the kitchen unit. The kitchen is a true representation of the hi-end finish of this apartment. The room also benefits from a TV point and integral sound system within the ceiling.

The bathroom consists of a WC, wash basin with single hot and cold taps, and a bath with single hot and cold taps plus mains-fed chrome shower over. The bathroom also has been a benefit of a Velux window with solar powered electric blind flooding the bathroom with natural light. The bathroom has white tiled splash-back around the shower and wash basin and white tiled flooring. In addition, a ceiling light, extractor fan, a shaver point and chrome towel rail.

The property we are advised (not checked) 960 years unexpired. £50 per annum ground rent. £50 pa ground rent . Service charge £5890.36 pa service charge paid Quartey £1472.59









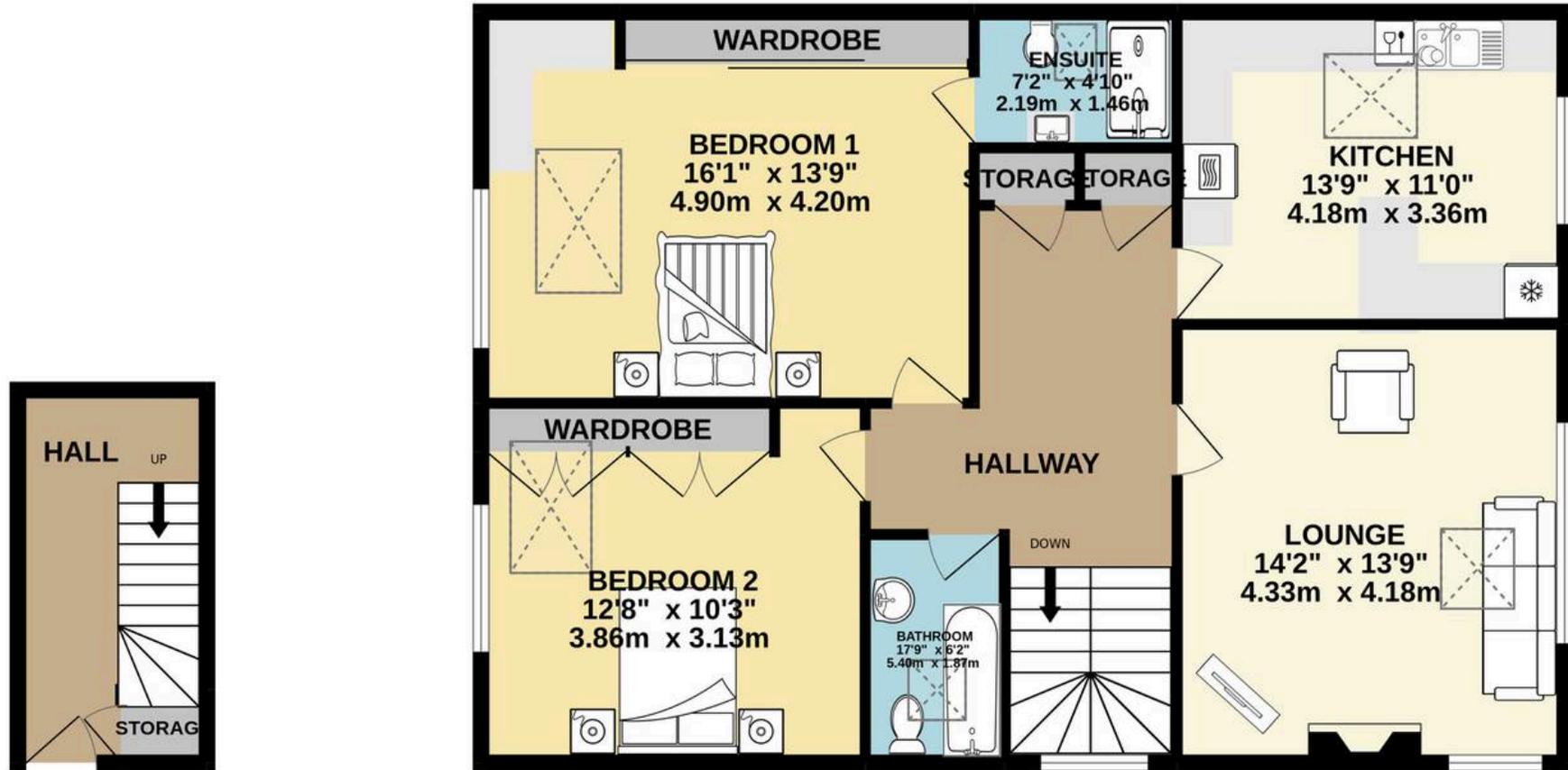








GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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.

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