





A stunning two bedroom triplex apartment with exclusive private lift to all floors, private sun terrace with panoramic views, open plan living room/kitchen and presented to an exceptionally high specification throughout.

Baddesley Clinton

Is a tiny hamlet well located in the heart of the Midlands with easy access to both the M42 and A46 which in turn link to the Midlands Motorway Network. Located off the A4141 which joins

Solihull to the North West and Warwick via the A4177 to the south east. Junction 5 of the M42 is just 5 miles away with Birmingham International Airport, Birmingham International Railway Station and the National Exhibition Centre within a further 5 miles accessed off Junction 6 of the M42, Henley in Arden is approximately 8 miles, Solihull 6 miles and Birmingham 17 miles.

Beautiful Hay Wood and the renowned National Trust property known as Baddesley Clinton are just a short distance away.

All properties at The Convent are individual, each with its own secret heritage and historic architecture. Original features have been retained including gothic arches, stained glass windows and cathedral ceilings. The focal point of The Convent is the secluded and picturesque courtyard with cherry trees and fountain.

Named after the Mother Superior herself, this triplex apartment features its own exclusive





private lift which accesses all floors. The magnificent master suite features a separate dressing room with en-suite bathroom including a classic roll top bath which is framed by a vaulted dormer window. The top floor comprises a beautiful lounge, kitchen/diner and private sun terrace boasting spectacular panoramic views.

GROUND FLOOR

Entrance Hall
Inner Hallway - with Store cupboard
Private lift to all floors

FIRST FLOOR

Landing Area - With staircase, lift, store cupboard and utility room.
Master Bedroom with Large En-suite Bathroom and Dressing Room.
Bedroom Two - With Wardrobes
Shower Room
Utility

SECOND FLOOR

Open Plan Kitchen / Living Room
Bi-fold doors leading out to a private terrace.

OUTSIDE

Second floor sun terrace and a single garage.

SPECIFICATION

Kitchen



- * Bespoke handmade walnut lined kitchen units
- * Integrated Meile appliances, where applicable to include Induction hob or gas, single oven, combination microwave oven, dishwasher, fridge/freezer, wine cooler and warming drawer in certain plots.
- * Silestone Lyra worktops
- * Ceramic limestone floor tiles.

Internal Finishes & Features

- * Ground, first (second) floor zoned (air source) under floor heating to all new build properties

- * Upper floors fitted with cast iron radiators and thermostatic valves
- * Bespoke handmade oversized doors
- * Bespoke architrave & skirting
- * Bespoke handmade fully fitted wardrobes to master bedroom
- * Nickel plated door furniture & electrical sockets/switch plates
- * New painted timber double glazed casement windows/doors
- * Where refurbished (leaded glass) are contained within new triple glazed units

- * High levels of insulation within roof space and walls

Bathroom & En-Suite

- * Lefory Brooks sanitaryware
- * Full height tiling to shower walls
- * Multi-rail chrome towel rails
- * Under floor heating with electronic control
- * Cast iron roll top bath in selected properties

Media & Communications

- * Telephone & data sockets to kitchen
- * Denon sound system including flush ceiling





speakers fitted to principal rooms

- * Integrated television reception system (digital/terrestrial/Sky, DAD, FM) to selected rooms
- * Automated gate entry system

Electrical & Lighting

- * Contemporary satin Nickel sockets and switches throughout
- * Lighting in kitchen - tbc
- * Lighting in living & bedroom areas (wall lights etc) - tbc
- * 5-amp lighting circuit & sockets to living, dining

& master bedroom (where designed)

- * Lighting to garage
- * External lighting to front & back door
- * External power socket to each property

Security & Peace of Mind

- * 10 year BLP Insurance warranty
- * NACOSS approved alarm system
- * Secured coded automated gated entrance
- * Dawn to dusk timed sensors to external communal lighting

External Details

- * Turfed garden areas with stone paved patios and pathways (where applicable)
- * Cotswold buff 20mm gravel
- * Water tap to rear of property
- * Courtyards, landscaping & main driveway are maintained by Management Company (Bigwoods)
- * Timber framed garages (where applicable)

Services

- * Air Source under floor heating
- * Mains water & sewerage
- * Mains electricity
- * 125 year lease

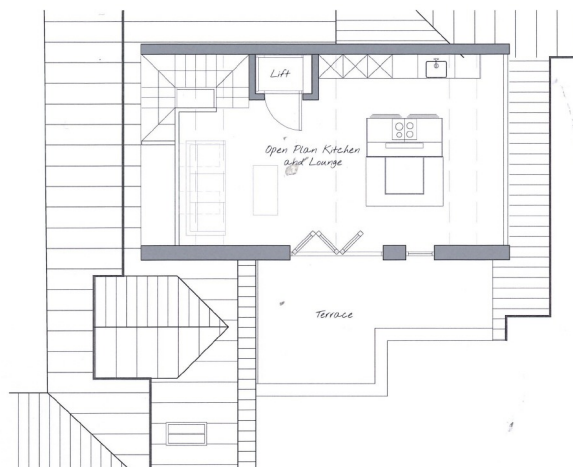
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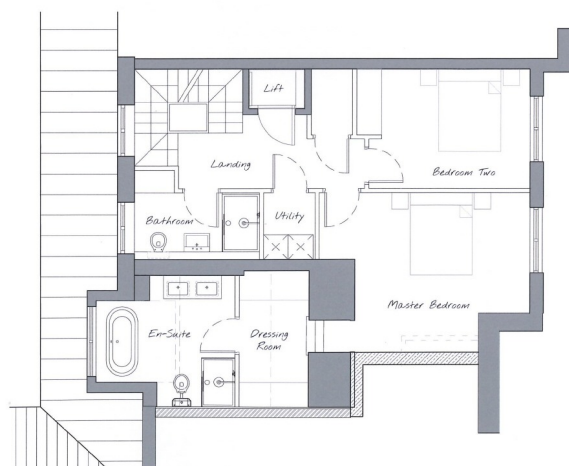
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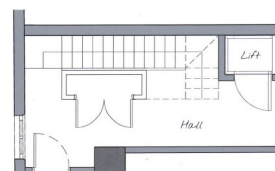
Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL



Second Floor



First Floor



Ground Floor