



RODBOROUGH HOUSE

www.rodboroughhouse.com



OAKWOOD
RESIDENTIAL DEVELOPMENTS

PERIOD DESIGN CONTEMPORARY LIVING



Rodborough House is stunning new development of 24 luxurious apartments from Oakwood Residential Developments.

With wonderful period features and contemporary design, private secure parking and set in landscaped grounds, Rodborough House’s convenience to Coventry City Centre and Train Station really tops off why this could be your next move.

There are both one and two bedroom apartments within the development, all designed with modern living at their heart.

With flexible kitchen, dining, living space accompanied with high ceilings and generous windows, there is a great sense of space and airiness.

All the apartments are finished to a luxurious standard with high end kitchens, parquet style flooring, and some coming with ensuite facilities and utilities.



1. Rear elevation of Rodborough House.
2. Apartment type 1, kitchen/dining living area.

PLEASE NOTE:
Computer generated images are indicative only.

Site Plan



DISCOVER THE LOCAL AREA

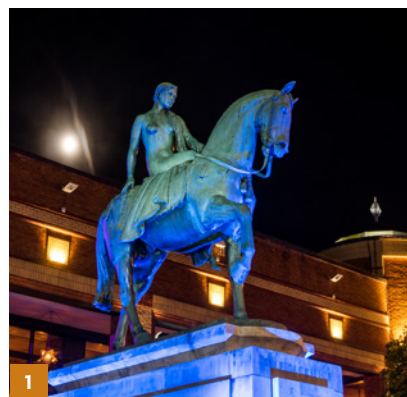
Rodborough House is situated almost opposite the famous King Henry VIII School in Coventry. As well as being an impressive and imposing neighbour, residents of Rodborough will be able to join the sports facilities available on site. These include a gym with various exercise classes, a 25m swimming pool, sports hall, astro-turf pitch and netball courts.

Also, in close proximity to Rodborough House is Coventry Train Station. This transport hub, with retail spaces, will have you in Birmingham in 22 minutes and to Oxford or London in an hour.

With its green spaces, extensive shopping, and cultural venues for all the family, Coventry is a great place to live. It's not surprising that with its great collection of museums, galleries and theatres, Coventry won the accolade of being 2021's UK City of Culture. With a huge range of shows and activities, it has shown off this Midlands' gem to its best, and put community at its heart.

Coventry is a great sporting destination too. The Coventry Building Society Arena is now very proud to be the home of the famous Wasps Rugby Team. Alongside Rugby, Coventry boasts Coventry City FC dating back to 1883, and there are also teams representing the city in Ice Hockey and American Football.

Coventry is really making the most of its year as UK City of Culture and is investing in new features to create a greener, desirable place to live and work, for generations to come.



1. Lady Godiva Statue at Broadgate in the city centre.
2. The Coventry Building Society Arena, home to Coventry City FC and Wasps Rugby.
3. War Memorial Park.
4. The ruined Cathedral Church of St Michael.
5. Coventry Cathedral.
6. Herbert Art Gallery and Museum.
7. Historic Hay Lane shopping street.

APARTMENT TYPES

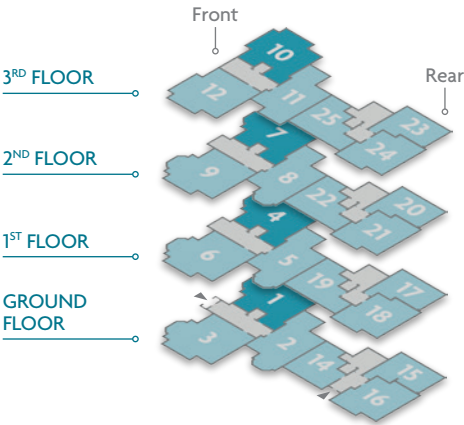
PLEASE NOTE:
All dimensions given are approximate
and are shown width x length.

TYPE 1

2 BEDROOM - 1,023 SQ FT
Apartments 1, 4, 7 & 10

Kitchen/Dining/Living	7.22 x 7.09m (+ bay*)
Bedroom 1	4.57 x 3.09m
Bedroom 2	2.87 x 3.39m

* Bay does not feature in apartment 10.

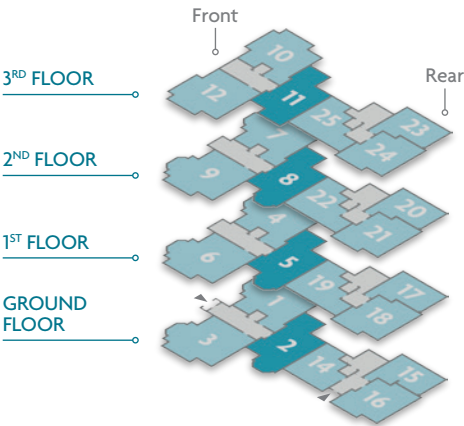


TYPE 2

2 BEDROOM - 980 SQ FT
Apartments 2, 5, 8 & 11

Kitchen/Dining	5.04 x 3.46m (+ bay*)
Living	6.90 x 4.50m
Bedroom 1	4.07 x 4.10m
Bedroom 2	3.61 x 3.07m

* Bay does not feature in apartment 11.

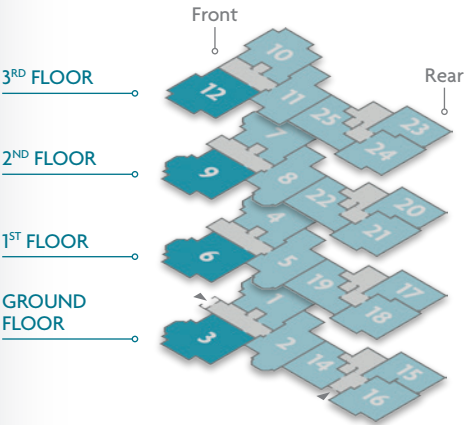


TYPE 3

2 BEDROOM - 1,087 SQ FT
Apartments 3, 6, 9 & 12

Kitchen/Dining/Living	7.22 x 8.15m (+ bay*)
Bedroom 1	3.47 x 4.67m
Bedroom 2	5.00 x 3.09m

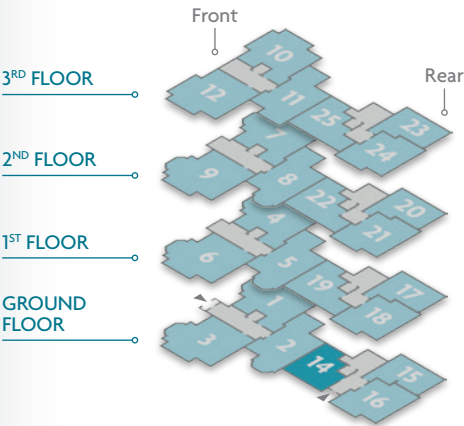
* Bay does not feature in apartment 12.



TYPE 4

2 BEDROOM - 678 SQ FT
Apartment 14

Kitchen/Dining/Living	6.17 x 4.01m
Bedroom 1	2.88 x 3.81m
Bedroom 2	2.54 x 4.31m



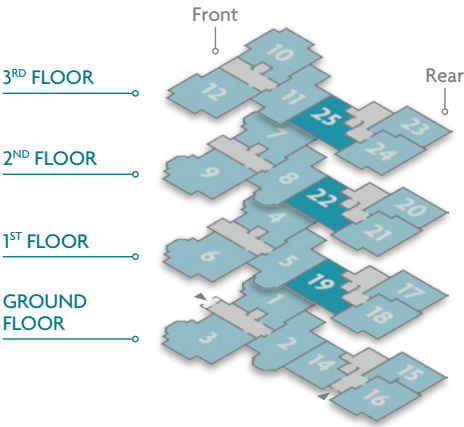
APARTMENT TYPES

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TYPE 5

2 BEDROOM - 764 SQ FT
Apartments 19, 22 & 25

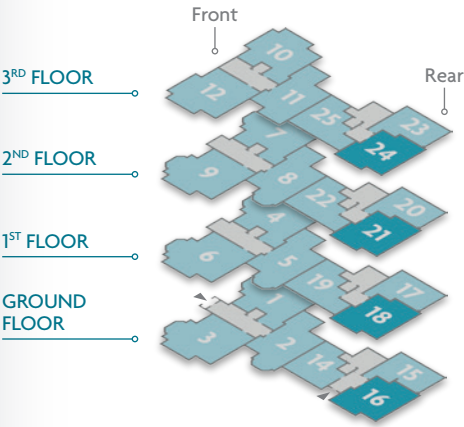
Kitchen/Dining/Living	7.42 x 4.44m
Bedroom 1	3.59 x 3.84m
Bedroom 2	3.52 x 2.50m



TYPE 7

2 BEDROOM - 840 SQ FT
Apartments 16, 18, 21 & 24

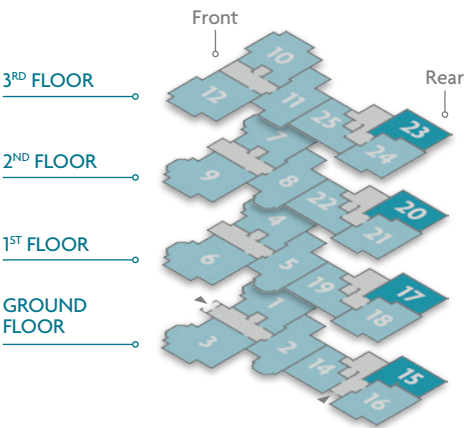
Kitchen/Dining/Living	6.56 x 5.81m
Bedroom 1	3.61 x 3.41m
Bedroom 2	4.38 x 2.71m



TYPE 6

1 BEDROOM - 624 SQ FT
Apartments 15, 17, 20 & 23

Kitchen/Dining/Living	5.64 x 5.04m
Bedroom 1	3.37 x 4.01m



1. Apartment type 1, second bedroom.

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SPECIFICATION

IT'S ALL IN THE DETAIL



Windows and Doors

- Double-glazed casement windows and solid core front entrance doors

Heating & Plumbing

- Gas fired system boiler for central heating and hot water
- Radiators with individual thermostats
- Plumbing for washing machine and tumble drier
- White sanitaryware, chrome bathroom fittings, mains supply thermostatic showers, glass screens to shower enclosures and bath (where applicable)

Electrics

- LED down-lighting to hall, kitchen/ open-plan living room, utility room (where applicable), bathroom and ensuite
- Low-energy pendant light fitting point in open-plan living room, bedroom and feature light points above kitchen island (Apartments 1, 3, 4, 6, 7, 9, 10 & 12 only)
- Wall lights to some apartments
- Under-pelmet lighting in kitchen
- Satin chrome switches and sockets
- Heated bathroom mirror with integrated light and power socket in bathroom and ensuite
- TV aerial points to living room and bedrooms
- Mains operated smoke alarms
- Cabling for intruder alarm
- Virgin Media connection

Kitchen

- Fitted kitchen with a choice of finishes and worktops
- 1.5 bowl stainless steel sink
- Branded appliances comprising double electric oven, electric ceramic hob, extractor hood, integrated dishwasher and integrated fridge/freezer

Utility (where applicable)

- Laminate worktop and upstands, wall cupboards with space below for washing machine and tumble drier

Bedrooms

- Fitted wardrobes to bedroom 1

Internal Finishes

- Oak veneer internal doors with satin chrome ironmongery
- Porcelain floor tiling to utility (where applicable), bathroom and ensuite
- Porcelain tiled walls to bathroom, ensuite and kitchen splash-back
- Engineered hardwood flooring to kitchen and living room
- Matt emulsion paint finish to walls and ceilings
- Satinwood paint finish to woodwork

COMMUNAL AREAS

Internal

- Fire alarm system
- Access control system
- Sensor low energy lighting
- Passenger lift to all upper floors
- Carpeted foyer, hallways and stairs
- Secure individual postboxes

External

- Landscaped garden areas
- Private patio areas to ground floor apartments
- Outside lighting
- Electric entrance gates with controlled access
- Electric car charging points
- CCTV
- Enclosed cycle storage

General

- Apartments are offered on a 999-year lease
- The Freehold will be jointly owned by the Leaseholders via the Management Company
- The Management Company will be professionally managed on behalf of the Leaseholders
- An annual service charge will be payable by each Leaseholder



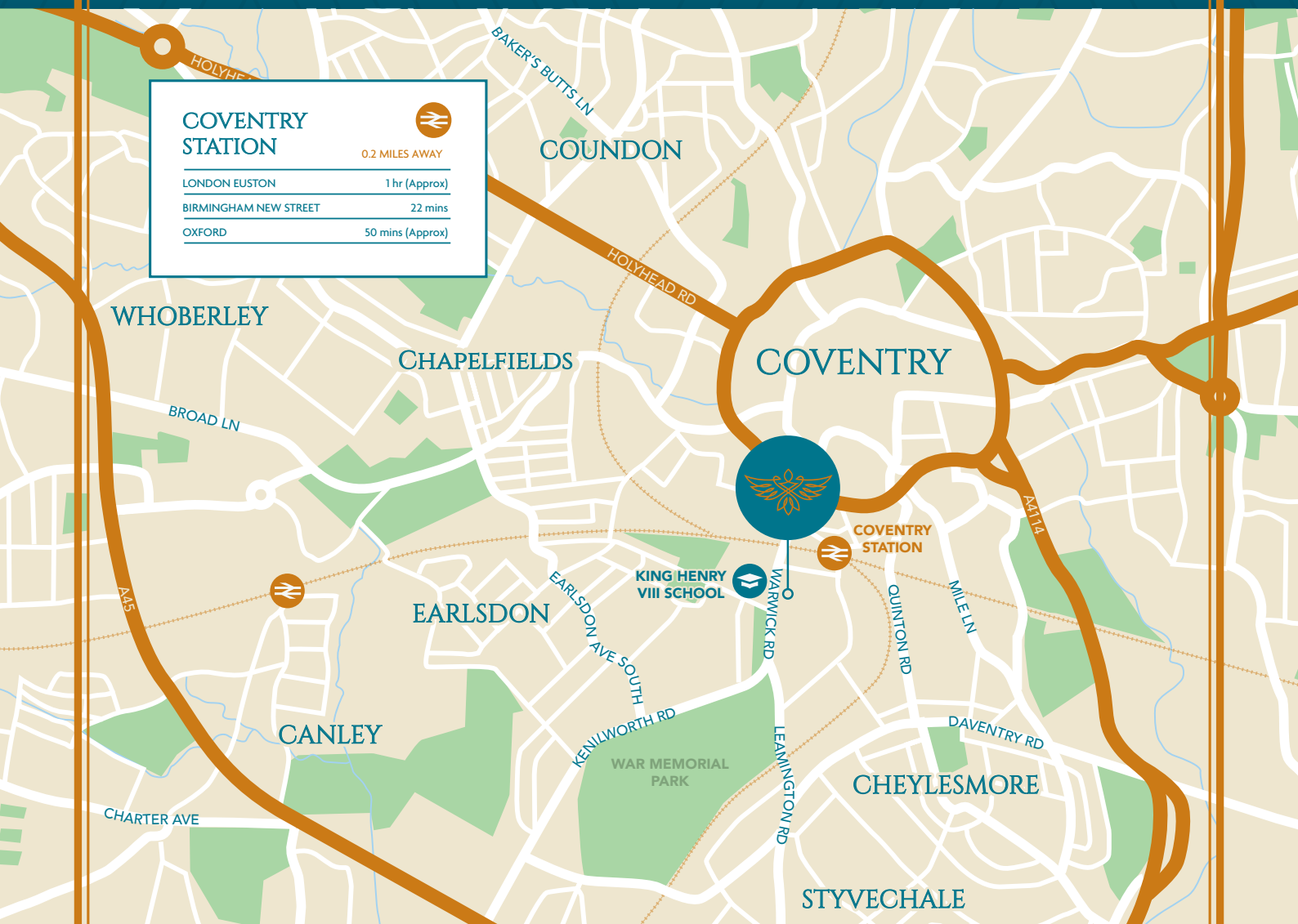
- 1. Apartment type 1, kitchen/dining.
- 2. Apartment type 1, bedroom 1.
- 3. Apartment type 1, kitchen/dining/living.
- 4. Apartment type 1, bathroom.
- 5. Apartment type 1, ensuite.



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HOW TO FIND US

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Email: info@rodboroughhouse.com



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