



TAILOR MADE  
SALES & LETTINGS



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## New Buildings

, Coventry, CV1 1FE

Auction Guide £215,000



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Tailor Made Sales and Lettings are privileged to bring to market this stunning, period loft-style apartment conversion of The Ribbon Factory in the heart of Coventry City Centre. A real celebration of Coventry's industrial past, The Ribbon Factory is part of the Phoenix Initiative, Coventry's primary Millennium project, an award winning Grade II listed development designed by PCPT Architects and carefully converted by Harrabin Construction 21 years ago.

The Grade II listed Ribbon Factory is a late 18th Century building, with an adjoining Master's House within the ruins of a medieval priory. Modern interventions alongside the historic characterise the conversion within the multi-award winning Phoenix scheme.

The property is being sold via traditional method or unconditional method, offered for sale with NO ONWARD CHAIN, with the rare inclusion of a private garage in the City Centre of Coventry.

There is a secure gated, intercom front entrance, leading to a stunning communal terraced with dramatic views of Coventry's centre piece attractions, the new and old cathedrals and millennium gardens. This stunning New York Style Loft Apartment, is perfectly positioned in the heart of Historic Coventry City Centre, within a stone's throw of Cathedral Lines Dining and Entertainment Area, Broadgate, West Orchards and precinct Shopping Areas.

The apartment comprises a secure external and internal communal areas, entrance hallway with doors leading to a large lounge / dining, two huge sash windows, exposed flooring and lovely fireplace. There is a large open plan kitchen / diner, superb for entertaining and hosting guests, fully fitted with integrated appliances and large centre island unit, two large sash windows, high ceilings and stunning fire place.

There are two excellent double bedrooms, both with dual aspect large sash windows, exposed flooring, high ceilings and a great twist of period and modern features. The master

bedroom benefits from a modern en-suite shower room and WC.

The principle bathroom is modern with a white suite, comprising a bath with shower over, WC, wash hand basin, high ceiling and large sash window.

\*\*\*PLEASE READ BELOW\*\*\*

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These

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prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



## Road Map



## Hybrid Map



## Terrain Map



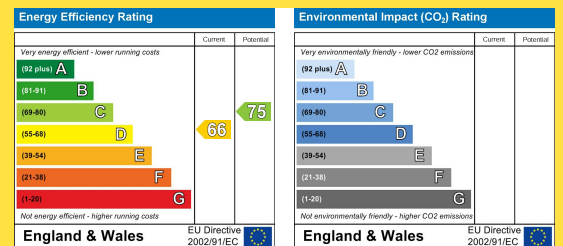
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.