



# THE SILK WORKS

1905



ST. PHILIPS

HOMES



## WELCOME TO THE SILK WORKS



I am so proud to welcome you to The Silk Works, a luxurious collection of 58 one and two bed apartments housed in the iconic former Courtaulds Factory.

St Philips Homes saw the magic in this building and we've worked hard to restore it to its former glory. Courtaulds is a former textiles factory opened in 1905 and specialised in the production of silk ribbon. It became one of Coventry's most successful companies, at the forefront of the global textiles industry, employing thousands of people. As it moved forwards, Courtaulds Textiles employed around 20,000 people across 16

countries and marketed its products under leading retail labels such as Victoria's Secret as well as its own reputed brands Gossard and Aristoc.

The building has now been transformed into a modern and well designed collection of 58 one and two bed apartments located a short distance from Coventry City Centre, with excellent transport links including direct trains into London Euston. The luxurious interiors coupled with a building which is steeped in history have come together to create a magical renovation. It requires a developer with vision to undertake a conversion like this and I'm really chuffed that the team at St Philips Homes has done such an excellent job. We look forward to showing you around.



DANIEL LE NEVEU

MANAGING DIRECTOR





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# LOCAL AREA

## THE LIFESTYLE

The Silk Works is nestled within an eclectic metropolitan borough steeped in history with unique arts, cultural and social opportunities. Coventry is a vibrant family focused city perfectly suited for 21st century living. Renowned for its rich industrial heritage and abundance of unique attractions, it will engage every age group. Coventry retains a district status, having a bustling music, dance, theatre and poetry scene.

## EDUCATION


Located just 430 yards from The Silk Works is the top-performing Broadheath Primary School. A pleasant learning environment with dedicated staff, the community thrives with a clear vision for the welfare and education of the children. Their mission statement 'To Gain' underpins every learning activity on the premises. Coventry further prides itself on the best universities, with Coventry University a short 7 minute drive away from The Silk Works and Warwick University 13 minutes away by car.

Redevelopments in 2018 of facilities and regeneration at Coventry University offer great experiences for all students. Warwick University's ambition to become world-renowned will also see further campus development projects until 2022. The next 5 years will see them embark on the next phase of building works, including a new Faculty of Arts on the central campus, an Interdisciplinary Biomedical Research Building (IBRB) at Gibbet Hill and new residences for up to 1,000 students.





# CONNECTIONS



## BROAD HEATH COMMUNITY PRIMARY SCHOOL

0.4 MI  10 MIN  2 MIN

## SWANSWELL PARK

0.9 MI  15 MIN  5 MIN

## GALLAGHER RETAIL PARK

0.9 MI  17 MIN  5 MIN


## COVENTRY CANAL BASIN

0.9 MI  17 MIN  5 MIN


## COVENTRY UNIVERSITY

1.6 MI  25 MIN  7 MIN


## ALVIS RETAIL PARK

1.9 MI  8 MIN


## HERBERT ART GALLERY & MUSEUM

1.9 MI  8 MIN

## COVENTRY TRAIN STATION

2 MI  9 MIN

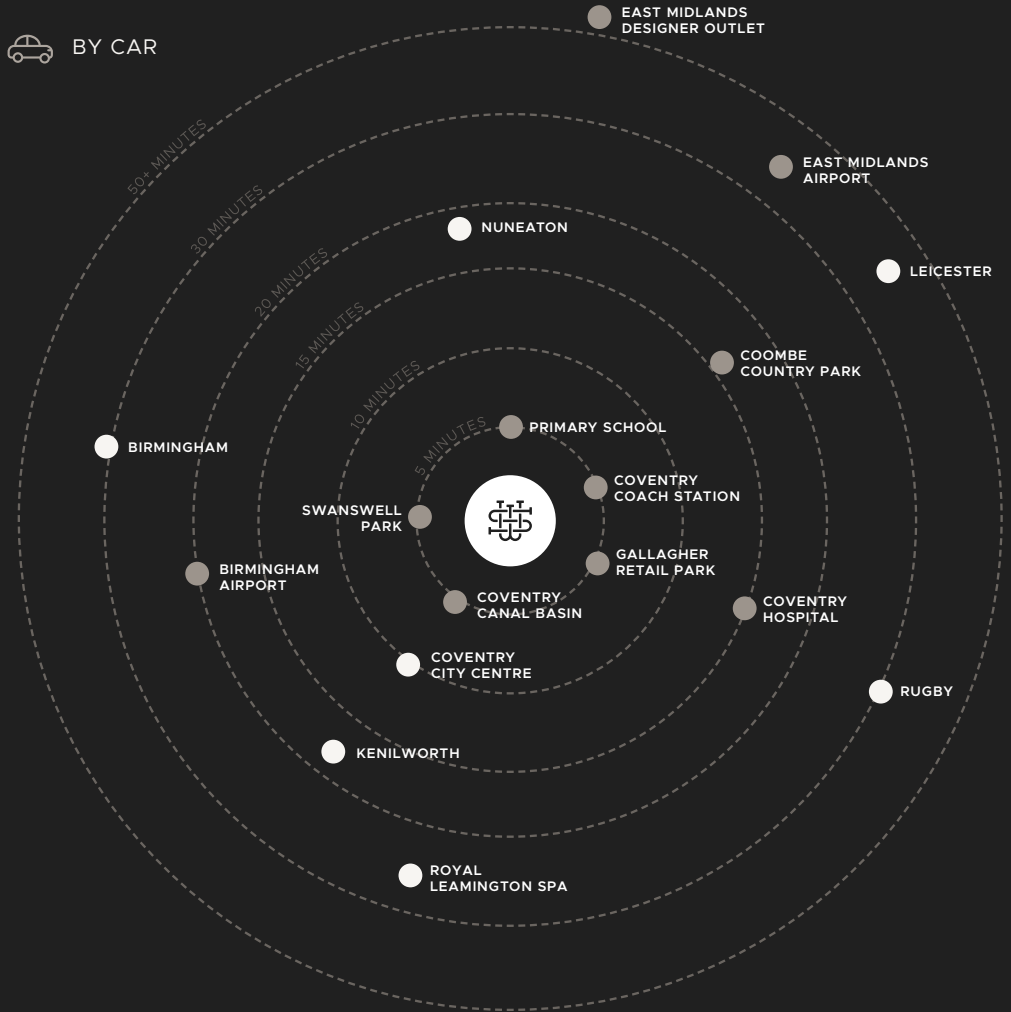
## CENTRAL 6 RETAIL PARK

2.1 MI  9 MIN

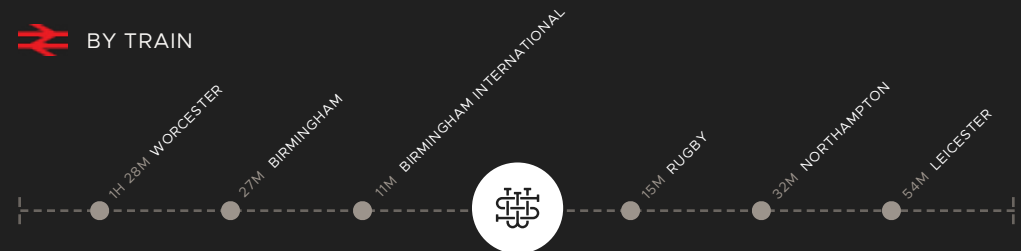
## UNIVERSITY OF WARWICK

5.2 MI  13 MIN

## BY CAR



## BY TRAIN



## THINGS TO DO

Residents at The Silk Works can enjoy the best of both worlds - the city centre (located just two miles away) and the surrounding local parks with thriving wildlife. For days with downtime, residents can visit Coombe Abbey Country Park in Binley or indulge in a spot of afternoon tea at St Mary's Guildhall - one of the finest surviving Guildhalls in England. Loved by locals everywhere, Webster's Park is an extensive 13-acre green space providing ideal habitats for plants and animals. The expanse of wetland area is lined with ponds and trees. This newest park in Coventry has an interesting network of well constructed paths. An ideal space for family picnics and local walks, the area is of great interest to explore. With the west coast mainline only 9 minutes away, you can be in London in one hour.



## LEISURE

An energetic city with a hive of landmarks to explore, the capital of culture offers a range of activities suited for groups, families and couples of all ages. Awaken your senses at the Belgrade Theatre which, with its 858 seat auditorium, remains the major arts and cultural facility in Coventry; marvel at Holy Trinity Church - the city's answer to the Sistine Chapel; admire one of Coventry's most iconic landmarks - the Lady Godiva and Peeping Tom Clock, and visit the famous ruins of the old Coventry Cathedral taking in the best views in Coventry from the cathedral's 180-step tower.



Head over to Coventry's impressive Transport and Music Museums which are both a short 10 minute drive away or, If Shakespeare is your calling, uncover the suburban park of Caludon Castle Ruins where Shakespeare's "A Midsummer Night's Dream" was first performed.



Another exciting addition to the city is 'The Wave'. The UK's newest indoor water park is making a splash in the heart of Coventry.







## SHOPPING

Offering a wide range of local supermarket and fashion amenities right on the doorstep, close by is The Arena Park shopping centre - home to a 24-hour Tesco Extra, Marks and Spencer, Boots, Next and a fantastic range of top high street stores. A short drive away is the Ricoh Arena, a popular, award-winning multi-purpose complex playing host to some of the world's biggest entertainment acts. The arena is one of the country's leading conference and exhibition destinations ideal for banqueting, exhibitions, sports facilities and hotel stays.



## DINING OUT

The Silk Works is surrounded by thriving gastronomic experiences. Approximately two miles away is the centre of Coventry which houses everything from grill houses and clubs to fine dining establishments and international cuisines. The Cathedral Lanes shopping centre, in the heart of the city centre, has recently emerged as the city's 'go-to' dining destination. This cosmopolitan area with surrounding neighbouring towns exhibits a tantalising range of culinary delights.

If drinks are in order, you can indulge in local gins at the Golden Cross or sip your way through a selection of real ales at traditional pub the Broomfield Tavern. Customers really are spoilt for choice when enjoying local venues. The city further specialises in a variety of modern pubs and cocktail bars.





# THE SILK WORKS

1905

THE SILK WORKS, A FORMER HISTORIC TEXTILES FACTORY, HAS BEEN TRANSFORMED INTO 58 WELL-DESIGNED STYLISH ONE AND TWO BEDROOM APARTMENTS WITH MODERN AND LUXURIOUS FINISHES.

Located in the north of Coventry this area is long celebrated for its revolutionary textiles and silk ribbon industry. The local area is a haven of multiculturalism, and cultural attractions.

Amidst by a variety of transport links, each apartment at The Silk Works features spacious living quarters, first-class amenities and is a short distance away from Coventry City Centre. The building has kept its original fabric, but the new modern interior now tells a different story.

Ideally suited for commuters and families alike, The Silk Works is a perfect location for those looking for luxury, comfort and accessibility in a city of innovation. Benefiting from a vast network of routes in and out of the city, Junction 2 of the M6 is located two miles away and residents have easy access to the M69 and the M1 North/South artery. The centre of Coventry provides excellent connections for quick day trips to London, with the nearest train station located 2.6 miles away.

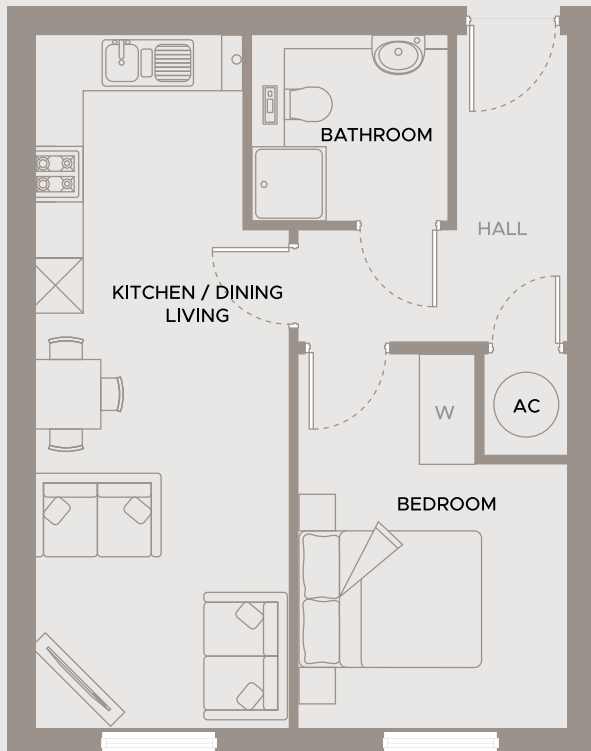




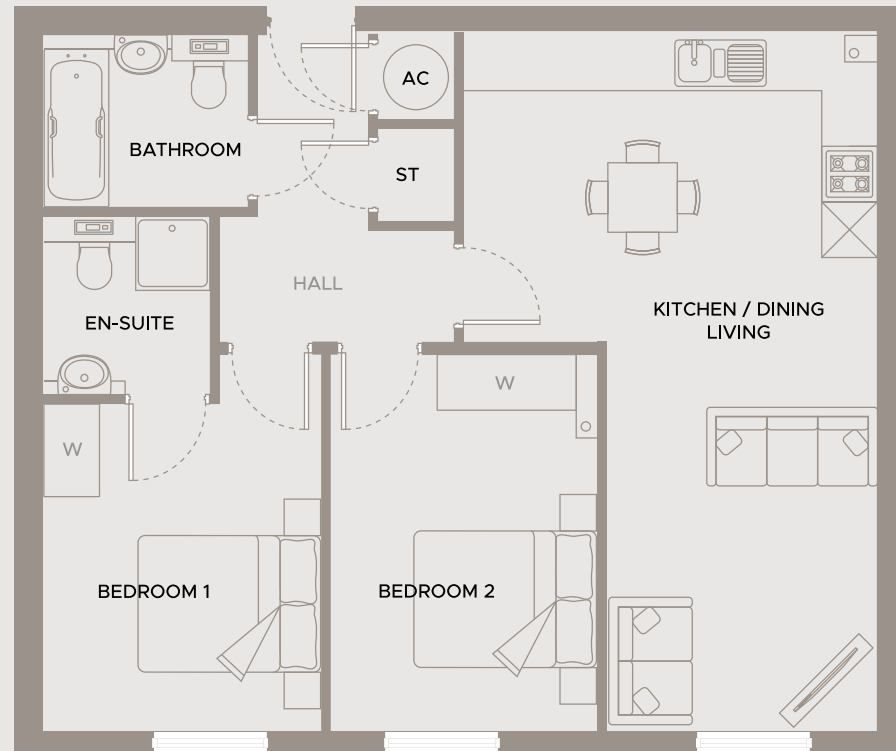
The computer generated images and photographs do not necessarily represent the actual finishing/elevation or treatments, furnishings and fittings at this development. For specific particulars please contact st philips homes for the most up to date information.

# 58 ONE & TWO BEDROOM APARTMENTS IN A RESTORED TEXTILES FACTORY WITH MODERN & LUXURIOUS FINISHES

EXAMPLE 1 BED APARTMENT



EXAMPLE 2 BED APARTMENT



L2



L1



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# SPECIFICATION

## HIGH QUALITY FITTED KITCHEN BY SYMPHONY

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- Contemporary kitchens by Symphony with a range of fitted floor and wall units complete with modern square edge worktops, upstands and stainless steel splash back behind hob.
- Includes oven, electric hob and extractor, built in fridge/freezer, integrated washer dryer.
- All appliances by Zanussi.

## SANITARYWARE

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- Duravit wc, Roca Contesa bath, Bauhaus basin & Bardolino oak vanity unit and brassware.
- 2 beds include bath with shower over, screen and tiled panel.
- Ensuites include shower tray, cubicle and screen.
- 1 beds include shower tray, cubicle and screen.

## APARTMENT FRONT DOORS

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- Flush veneered doors throughout including satin stainless steel ironmongery; viacamer or similar approved; same as internal door.
- Audio entry system

## SKIRTINGS & ARCHITRAVES

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- Skirtings, pencil round skirting 120mm and architrave 69mm finished in white egg shell paint (Dulux emulsion).

## DECORATION

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- Swedish white paint to all plastered walls and ceilings.

## CERAMIC TILING – BATHROOM WALLS

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- Porcelonosa tiles to part tiled walls (full height to bath or shower; half height to wc & wash hand basin wall).

## CERAMIC TILING – BATHROOM FLOORS

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- Porcelonosa tiles to bathroom floors.

## FLOORING – LOUNGE, KITCHEN, LIVING & HALLWAY

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- Laminate Avenue Oak Floors;

## FLOORING – CARPETS TO APARTMENTS

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- Clarendon Carpets; Burnham range, refined tailored loop carpet in malt.

## WARRANTIES

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- 10 year structural warranty
- 2 year St. Philips Homes warranty.



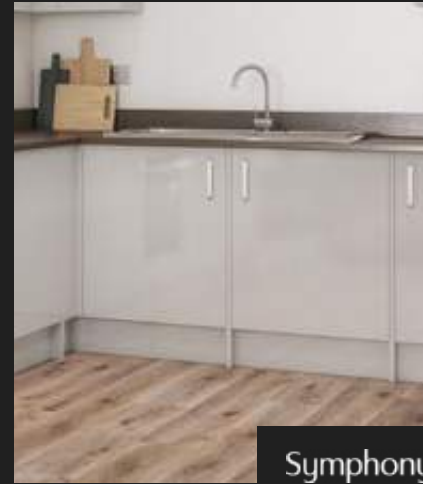
ST PHILIPS  
**2 YEAR**  
WARRANTY



# FEATURES

## SYMPHONY KITCHENS

We have partnered with Symphony Group, the UK's largest privately owned manufacturer of fitted kitchens which showcases the very best in contemporary design. Each property includes a range of luxury wall units, complete with square edge worktops and elegant glass hob splashbacks. Other appliances by Zanussi include an oven, electric hob and extractor, built in fridge freezer and integrated washer dryer.



## PORCELANOSA TILED BATHROOMS

All ensuites and vanity areas have been professionally designed, sporting a beautiful range of Porcelanosa ceramic tiling, Roca Contesa baths (2 Bedroom apartments), Bauhaus basins with Bardolino oak vanity units and brassware. Created with tranquility in mind, each and every space will leave you feeling right at home.







Symphony





COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

PORCELANOSA



## OUR PLEDGE

We appreciate the decision to purchase your new home is one of the most exciting and important decisions you will ever make.

We want you to feel fully informed, happy and secure when you buy your new home, which is why we clearly outline the levels of protection and service you can expect from us. Our experienced team will be with you every step of the way, both before and after you move into your new home, and here are some of the ways in which we will be there to help.

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### TRUST & EXPERIENCE

Customer satisfaction is at the heart of what we do, and is behind our consistent focus on exceptional design and high standards of quality. With a specialist team of reliable housebuilder professionals, we have a wealth of experience to deliver quality homes and excellent service.

### WARRANTIES

St Philips Homes Ltd, through a nationally recognised provider, offers a 10 year structural warranty approved by the Council of Mortgage Lenders and underwritten by an A Rated insurance company authorised and regulated by the Financial Conduct Authority.

### CONSUMER CODE

For your protection, the Consumer Code sets independent standards and procedures for homebuilders to follow. We support and fully comply with these industry regulations to provide you with the highest level of assurance, customer satisfaction and a clear procedure which you can rely on should you need it.

### ENVIRONMENTALLY RESPONSIBLE

We set targets to reduce water, energy and waste on our sites, in our offices and to our homes. We always take care to protect biodiversity and natural habitats. Our homes include features that encourage sustainable living and reduction of energy bills such as low energy lighting, dual flush mechanism to WCs (to reduce water use), energy efficient appliances, high levels of loft insulation and external wall cavities to reduce heat loss in the winter and reduce heat gain in the summer.

# BUYING WITH ST. PHILIPS HOMES

## INITIAL ENQUIRY

When you make an enquiry with us, or visit our development, we will answer any questions you have about the property or the process and send you the sales brochure by post or email. We will also provide you with marketing information.

## RESERVATION OF YOUR NEW HOME

Once you have chosen the home for you, our Sales Executive will guide you through the reservation process, including exchange of contracts, customer options, independent financial mortgage advice and indicative time scales. You will also meet the site manager responsible for building your new home and we will explain to you how the site manager and our sales team will keep in touch with you.

## UPDATES ON YOUR NEW HOME

Throughout the process the site manager or a member of our sales team will provide you with regular updates on the progress of the build of your new home, and the likely completion date. During the process, the site manager and our sales team will be on hand during office hours to assist with any questions you may have.

## FAMILIARISATION

Once your home is complete, we will organise a personal demonstration visit. This is the exciting moment when we show you around your new home for the first time and explain how everything works.

## MOVING DAY

The most exciting day of all! When you have legally completed on the purchase of your new home, our sales team will be on hand with the keys to welcome you and ensure a smooth handover. We will also issue you with your Handover Manual.

## SETTLING IN

We will contact you a week after moving in, and again after a month, to check that you are happy with your new home and that it meets all your expectations. If anything isn't quite right, we will resolve it promptly. We will ensure that you understand the procedure for reporting any problems during the warranty period.

## CONSUMER CODE

We will provide you with a copy of the Consumer Code for Home Builders at the time of reservation and will adhere to the requirements it places upon us.

## CUSTOMER SURVEY

8 weeks after you have moved into your new home we will send you a detailed customer survey form. Your feedback is vitally important to us, please let us know how we have performed.

## 10 YEAR STRUCTURAL WARRANTY

For further details about your warranty contact the provider or St. Philips Homes on 0121 728 9830



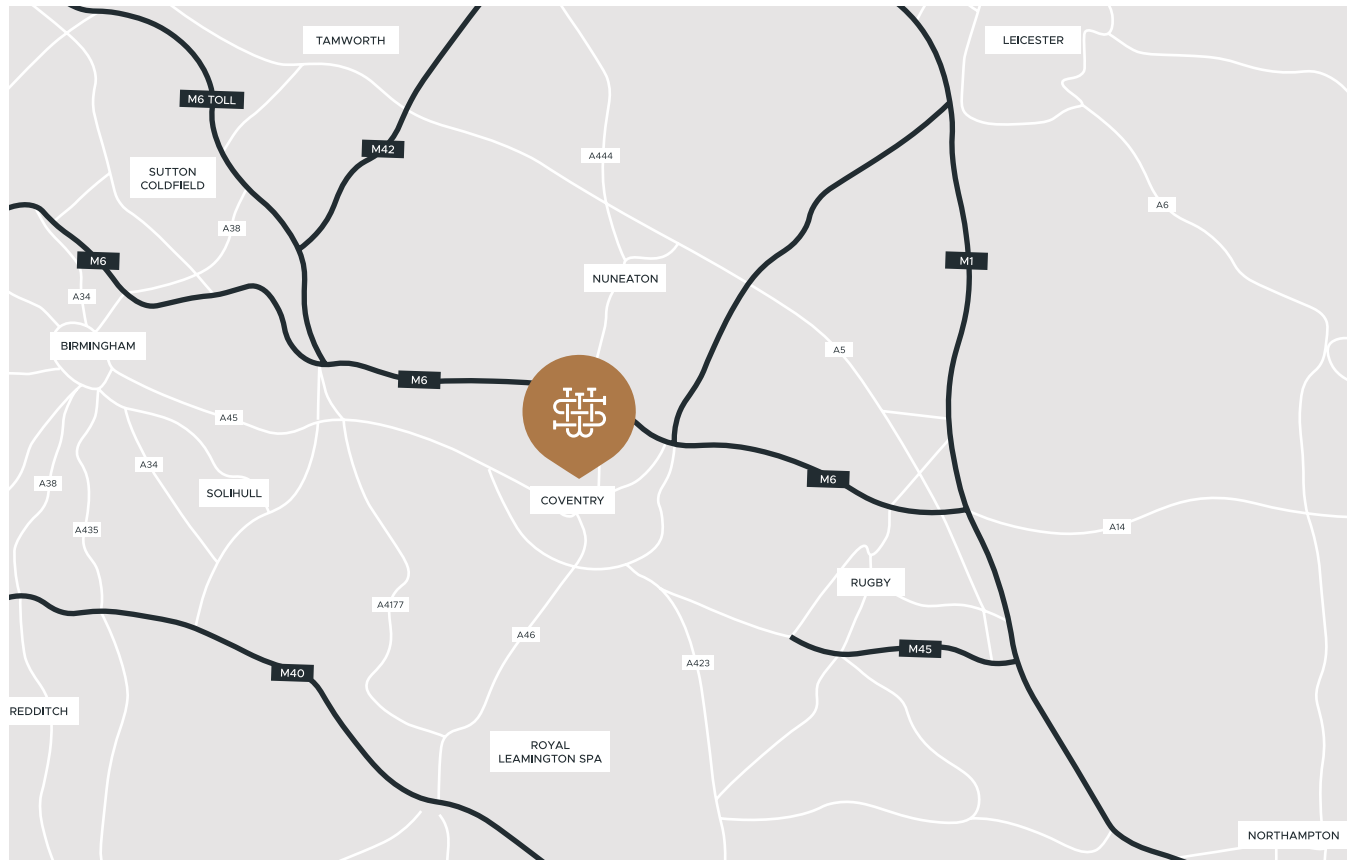
# FIND US

THE SILK WORKS

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SAT NAV


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# DISCLAIMERS

## SPECIFICATION

Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases a similar alternative will be provided. St Philips Homes reserves the right to make these changes if required. Whilst these particulars are prepared with all due care for the convenience of the purchasers, the information is intended as a guide only. For specific information please contact St Philips Homes.

## FLOOR PLANS

The Consumer Protection from Unfair Trading Regulations 2008. St Philips Homes Ltd operates a policy of continual product development, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. Room measurements are approximate only, floor plans, measurements and specifications are correct at the time of print. This information does not constitute a contract or warranty. Applicants are advised to contact St Philips Homes to ascertain the availability of any particular property. All computer generated images are indicative only.

## MANAGEMENT COMPANY

A management company will be appointed to administer the effective operation and maintenance of the estate facilities for which a service charge will be levied and apportioned to the benefit offered.

## GENERAL

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Philips Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The illustrated location map is a general guide only. All distances sourced from Google Maps and [www.thetrainline.com](http://www.thetrainline.com). The Silk Works is a marketing name and will not necessarily form part of the approved postal address. Lifestyle photography images are indicative only. Applicants are advised to contact St Philips Homes to ascertain the availability of any particular property.





