

**FOR SALE**  
Home Investment  
Call George  
01798 204455

SYMINGTON  
HOUSE

**Symington House, Rugby, Warwickshire**  
**By Auction £70,000**



# Symington House, Rugby, Warwickshire

BEING SOLD BY MODERN AUCTION - <https://www.pattinson.co.uk/auction>

AUCTION ENDS 31st July at 12pm

Crowhurst Gale are delighted to offer to the market this well presented studio apartment in this historic converted factory, located within walking distance to Rugby Town Centre and Train Station. In brief the property comprises: Secured intercom communal entrance, entrance to the apartment, open plan living/bedroom area, kitchen area with appliances to include an oven/hob/extractor, and integrated washer/dryer and fridge/freezer, and shower room W/C. The property is currently rented and has an income of £550.00 PCM

## Secured Communal Entrance

### Entrance

### Kitchen Area 9'8" x 4'5" (2.963 x 1.348)

Fitted kitchen with integral appliances.

### Open Plan Living/Bedroom Area 17'4" x 11'0" (5.285 x 3.364)

Large double glazed window to the side aspect.

### Shower Room

Shower enclosure, wash hand basin and WC.

### Agents Notes

Ground Rent - £250.00 Per annum

Service Charge -



### **Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### **Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

### **Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

### **Tax Band**

Tax Band: A

### **Local Authority**

Rugby Borough Council

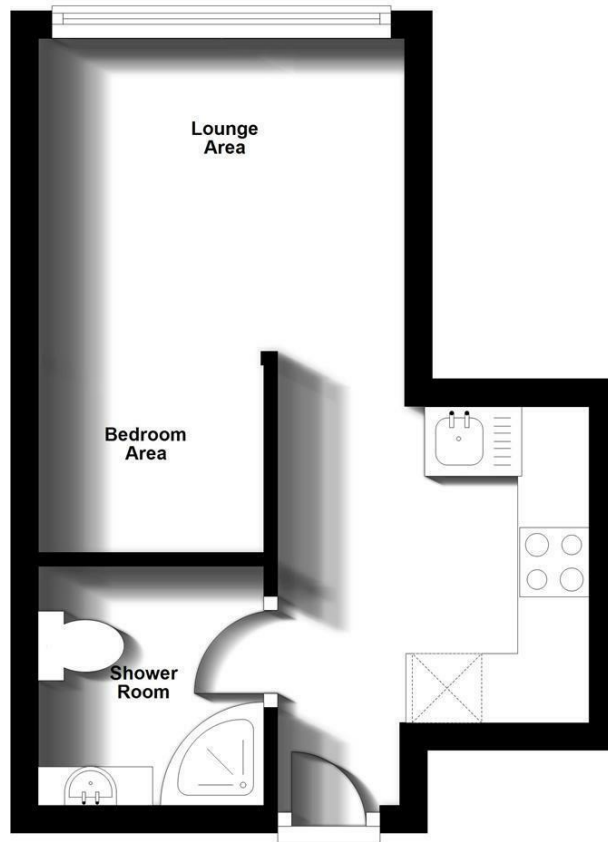
### **Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





**Ground Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	62
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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