



## 13 Signalman Court

Hearth House, Rugby, Warwickshire, CV21 1FR

**Guide Price £155,000**

Modern TWO-BEDROOM top-floor apartment offering OPEN-PLAN LIVING, ALLOCATED PARKING, EN-SUITE TO MASTER, SECURE ENTRY, LOFT STORAGE and BIKE STORAGE. Well-presented throughout and WALKING DISTANCE TO TRAIN STATION & TOWN CENTRE. Ideal Investment or First Time Purchase!



## Property Features

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- Top Floor Apartment
- Two Double Bedrooms
- Secure Intercom Entry
- Modern Open Plan Kitchen/Diner
- En-Suite to Master
- Allocated Parking
- Well Presented Throughout
- Walking Distance to Train Station & Town

## Full Description

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This spacious two bedroom top floor apartment boasts modern and stylish living accommodation, combined with a superb location within easy walking distance of the train station and leisure and retail parks, as well as offering easy access to the region's central motorway networks (M1/M6 and M45)

The apartment benefits from allocated off road parking, secure intercom entry system, double glazing, and gas central heating to radiators.

The spacious accommodation comprises in brief of a spacious entrance hallway, open plan lounge/diner/kitchen with modern fitted kitchen and ample cabinetry for storage, a modern bathroom, two well-proportioned bedrooms and en-suite facilities to the master bedroom. The apartment is well-presented throughout and provides ready-to-move into

accommodation, and further benefits from shared bike storage and loft storage accessible from within the apartment.

The property would make an excellent first time purchase or investment purchase, with early viewing considered essential to avoid disappointment.

Offered for sale on a leasehold basis with 116 years remaining, an annual service charge of approx. £1136, and ground rent of £250 per year.

Room Dimensions:

Lounge/Kitchen/Diner L:5.26m W:3.60m

Bedroom One L:4.19m W:3.20m

Bedroom Two L:2.39m W:2.89m







## Floor Plan



Total area: approx. 53.4 sq. metres (574.4 sq. feet)

Dimension Approximate For Display Purposes Only  
 Plan Created By The Energy Assessment  
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[www.facebook.com/TheEnergyAssessmentCompany](http://www.facebook.com/TheEnergyAssessmentCompany)  
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## Hearth House , Signalman Court, Rugby

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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