

**1 Symington House, Spring  
Street**

**RUGBY  
CV21 3DJ**

**Guide Price £125,000**



- ONE BEDROOM
- KITCHEN WITH APPLIANCES
- SHOWER ROOM
- ELECTRIC HEATING

- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING
- CLOSE TO RAILWAY STATION AND TOWN CENTRE
- ENERGY EFFICIENCY RATING D

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



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Horts Estate Agents are delighted to offer for sale this one bedroom apartment which is situated on the ground floor within the desirable Symington House development. This well-proportioned property boasts an open plan lounge/kitchen/diner and benefits from integrated appliances in the kitchen including washer/dryer, dishwasher, fridge/freezer, hob, oven and extractor. In addition, there is double glazing, carpeting throughout and a tiled floor to the kitchen and bathroom. In brief, the accommodation comprises; entrance hall, open plan lounge/kitchen/diner, one bedroom and a shower room. The apartment is located within Symington House, a stunning building which has been sympathetically developed to retain its exceptional charm and to fully expose some of its delightful original features. Situated in the heart of Rugby's town centre the property is just a few minutes' walk from Rugby railway station providing regular connections to London Euston in 50 minutes. Early viewing is highly recommended.

### **Communal Entrance**

The communal door with entry phone system leads into a communal entrance hall. Apartment One is situated on the left hand side and is accessed via a hardwood door.

### **Entrance Hall**

Intercom phone system. Doors off to:

### **Open Plan Kitchen / Lounge / Diner**

19'2" x 18'3" (5.85m x 5.57m)

### **Kitchen**

Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink unit with mixer tap over. Built-in appliances include; electric hob and oven, extractor canopy, fridge/freezer, slimline dishwasher and a washer/dryer. Tiling to all splash areas Tiled floor. Feature window to side aspect.

### **Lounge / Diner**

Double glazed feature window to the front aspect and further double glazed window to the side aspect. Two slimline electric panel heaters. Television point.

### **Bedroom**

10'11" x 9'6" (3.33m x 2.92m)

Double glazed feature window to front aspect. Slimline electric panel heater. Television point.

### **Shower Room**

With suite to comprise; shower cubicle, wash hand basin with vanity unit, and low level w.c. with concealed cistern. Fully tiled walls. Tiled floor. Electric shaver point and light. Extractor fan. Inset spotlights.

### **Location And Transport Links**

Symington Apartments are located in Rugby town centre and are conveniently situated for excellent transport connections with Rugby railway station being just a few minutes' walk away where regular connections are provided to London Euston (in 50 minutes), Birmingham and Crewe. There is a range of high street stores close by and a thriving independent retail sector. The property is within easy walking distance of well regarded restaurants, Rugby theatre, Rugby library, an art gallery, museum, Caldecott town park and Rugby School. Originally a factory producing corsets and undergarments the building has now been sympathetically developed to retain its exceptional charm and to fully expose some of its delightful original features.

### **Agents Note**

Length of lease: (years remaining) 120 years. (20 June 2142)

Annual ground rent amount: £250 per annum

Ground rent review period: Next review is 30th June 2027

Annual service charge amount: £1,600 per annum

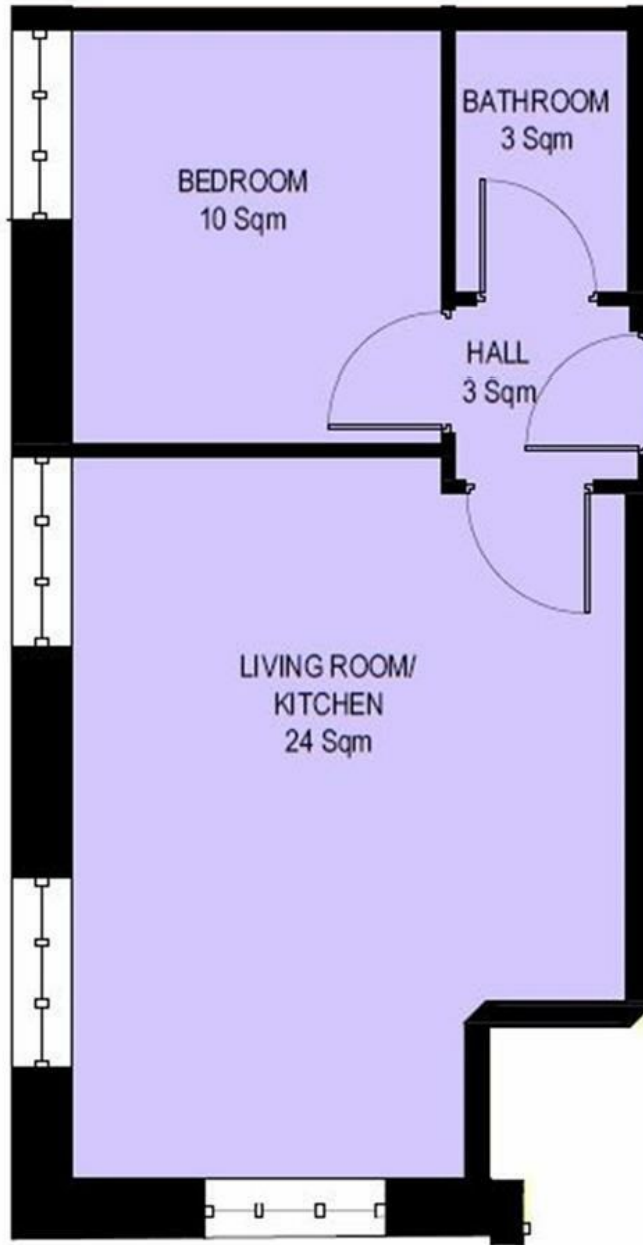
Service charge review period: Unknown

Local Authority: RUGBY

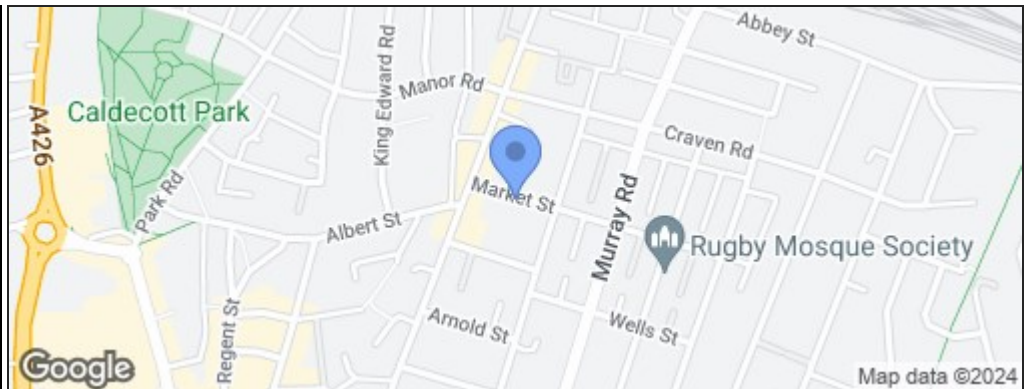
Council Tax Band: A

Energy Efficiency Rating: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.