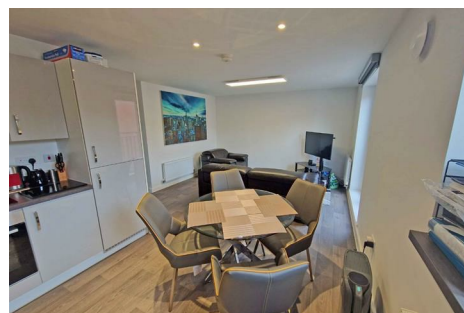
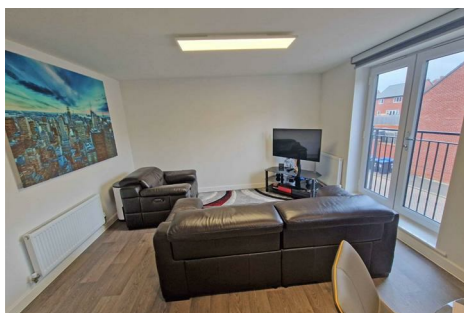


**4 Osier Close
Eden Park
RUGBY
CV21 1UT
£190,000**



- **TWO BEDROOM**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **LONG LEASE**
- **SHARED GARDEN**

- **MODERN FIRST FLOOR APARTMENT**
- **ENSUITE SHOWER ROOM**
- **ALLOCATED PARKING**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern two bedroom, first floor apartment located in the popular residential area of Eden Park. In brief the accommodation comprises; entrance hall, open plan kitchen/lounge/diner, two double bedrooms, an ensuite shower room and a bathroom. This property further benefits from upvc double glazing, gas radiator heating, allocated parking and communal gardens.

Ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants, and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Accommodation Comprises

Entry via composite entrance door into:

Entrance Hallway

Radiator. Storage cupboard. Doors off to bedrooms, lounge/diner and bathroom.

Lounge/Kitchen/Diner

20'11" x 12'9" (6.40m x 3.90m)

French doors. Two radiators. Storage cupboard.

Kitchen Area

Fitted with a range of modern base and wall mounted units. Work surface space incorporating a sink and drainer unit with mixer tap over. Electric oven and hob with extractor hood over. Integrated dishwasher and fridge/freezer. Space and plumbing for a washing machine. Wall mounted boiler.

Bedroom One

11'9" x 10'5" (3.60m x 3.20m)

Window to rear. Radiator. Door to:

Ensuite Shower Room

With suite to comprise, shower cubicle, wash hand basin, and low level w.c. Radaitor.

Bedroom Two

10'2" x 8'2" (3.10m x 2.50m)

Window to rear. Radiator.

Bathroom

With suite to comprise; bath with shower over, wall mounted wash hand basin and low level w.c.

Externally

Allocated parking space. Further shared visitor parking. Communal garden area.

Agents Note

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: B

Length of lease: (years remaining) 244

Ground Rent: £120 per annum

Ground rent review period: Annual

Service and maintenance charge: £2500 per annum

Service charge review period: Annual



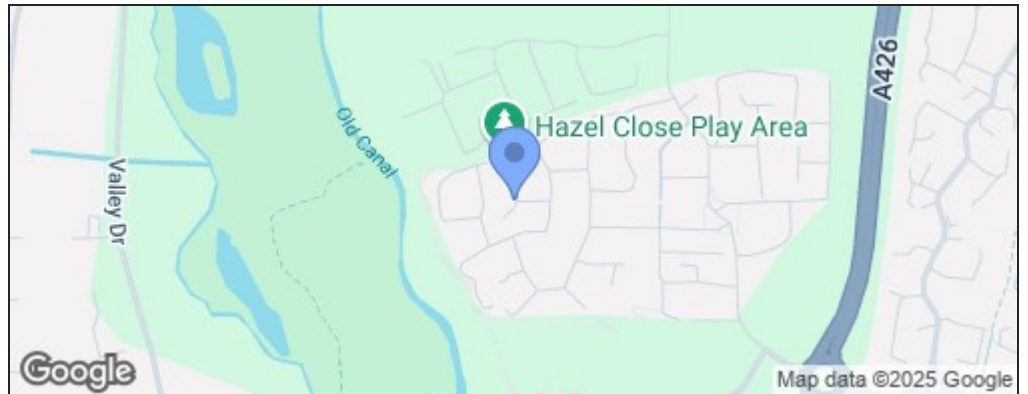


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.