

**Flat 9 Tresham House
Guys Common
DUNCHURCH
CV22 6NQ**

£156,333



- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **DOUBLE GLAZING**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **INTEGRATED SOUND SYSTEM**
- **70% RESALE COVENANT SCHEME**
- **ALLOCATED PARKING**
- **UNDERFLOOR HEATING**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom first floor apartment located in the village of Dunchurch. This property is subject to a 70% resale covenant scheme and only available to local qualifying purchasers, meaning a person who resides in Rugby. In brief the accommodation comprises; entrance hall, open plan lounge/kitchen/diner, two bedrooms and a bathroom. This property also benefits from underfloor heating, double glazing, and allocated off road parking.

The highly sought after village of Dunchurch has a range of local shops, restaurants, and other amenities and is conveniently situated for access to Rugby town centre, the motorway networks, and Rugby railway station with its mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via timber door with intercom system into:

Entrance Hall

Tiled flooring. alarm panel. Two storage cupboards. Doors off to all rooms.

Lounge/Kitchen/Diner

19'1" x 18'9" (5.84m x 5.74m)

Open plan living area. Two double glazed windows to side and front aspects. Speaker system. Inset spotlights. Television point. Tiled floor. Underfloor heating.

Kitchen Area

Fitted with a range of base and eye level units with work surface space. Bowl and a half sink and drainer unit with mixer tap over. Electric cooker, hob and extractor fan. Dishwasher. Fridge/freezer.

Bedroom One

11'8" x 9'11" (3.58m x 3.03m)

Two double glazed windows to rear and side aspects. Speaker system. Thermostat for underfloor heating. Inset spotlights.

Bedroom Two

8'9" x 8'9" (2.69m x 2.67m)

Double glazed window to side aspect. Built in double wardrobe. Thermostat for underfloor heating. Inset spotlights.

Bathroom

7'4" x 6'0" (2.26m x 1.83m)

With suite to comprise; shower enclosure, low level w.c. and wash hand basin with vanity unit. Fully tiled. Speaker system. Shaver point. Underfloor heating.

Externally

There is allocated parking.

Agents Note

Local Authority: Rugby

Council Tax Band: C

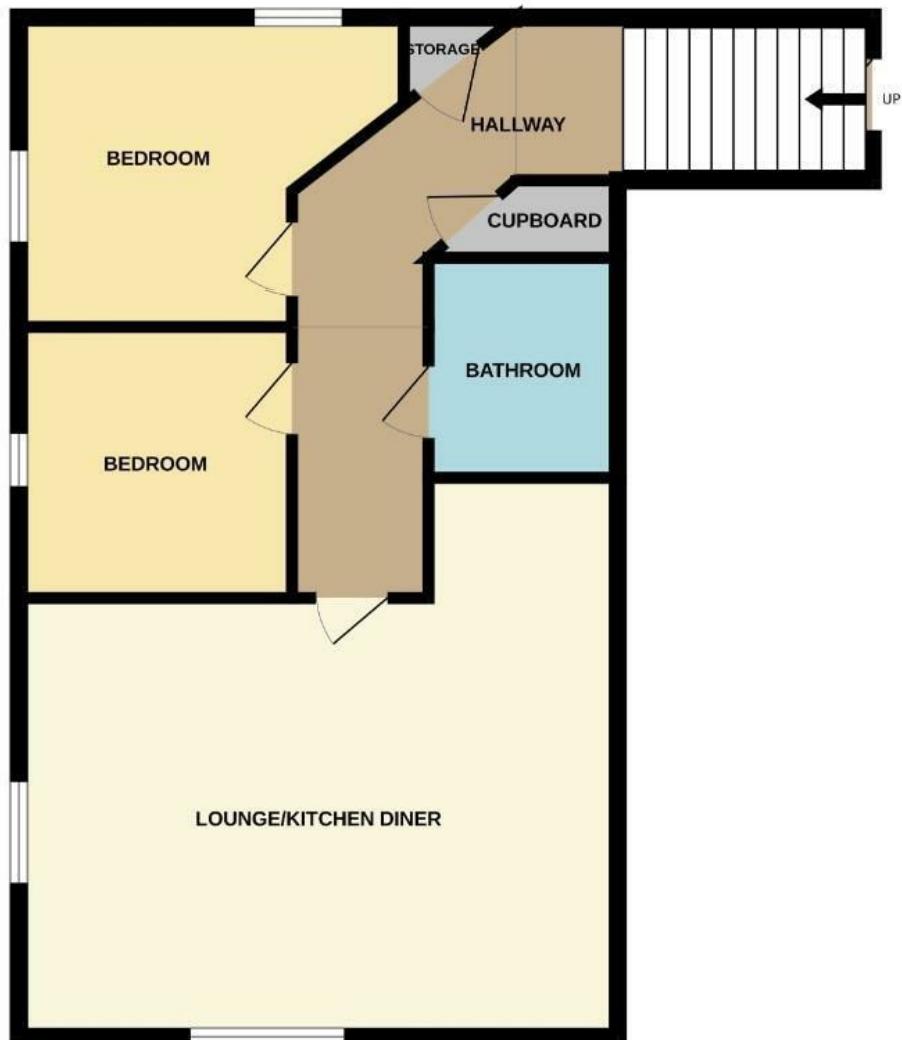
Energy Efficiency Rating: C

There is a service/maintenance charge of £2,614.61 per annum payable to Guys Common Management Ltd.





FIRST 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.