

**Flat 4 Symington House
Spring Street
RUGBY
CV21 3DJ
£125,000**



- **ONE BEDROOM**
- **KITCHEN WITH APPLIANCES**
- **CLOSE TO RAILWAY STATION**
- **PRIVATE ENTRANCE DOOR**

- **GROUND FLOOR APARTMENT**
- **FOUR PIECE BATHROOM SUITE**
- **CLOSE TO TOWN CENTRE**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This spacious one bedroom ground floor apartment located in Rugby town centre. This stunning property boasts it's own independent entrance door and a fully fitted kitchen with integrated appliances (to include washer/dryer, fridge freezer, dishwasher, hob, oven and extractor). In addition, the property further benefits from having a utility area, a fabulous four piece bathroom (with roll top bath and separate shower cubicle), double glazing and carpeting throughout. 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.

Accommodation Comprises

This apartment benefits from having access either via the communal front door into a communal hallway, or via it's own off street entrance which is located to the right of the building.

Communal Entrance

The communal door (with entry phone system) leads into a communal entrance hall. Apartment 4 is situated on the right hand side. Solid hardwood front door leads to

Entrance Hall

Doors off leading to

Bedroom

14'10" x 9'8" (4.53m x 2.96m)

Spacious bedroom with feature window to the front aspect. Electric panel heater.

Bathroom

Stunning four piece bathroom to comprise; vanity inset sink , low flush w.c, roll top bath and corner shower cubicle. Tiled walls. Ceramic tiled floor. Under floor heating.

Lounge/Dining Room

19'6" x 9'1" (5.95m x 2.77m)

Feature double glazed window to the front aspect. Two slim line electric panel heaters. Television point. Feature chimney. Open access through to kitchen.

Kitchen

3.22m x 1.89m

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 to include electric hob and oven, extractor canopy, fridge/freezer, slim line dishwasher and washer dryer. Tiling to all splash areas. Tiled floor. Inset spotlights. Walkway through to rear lobby.

Lobby

With window to side aspect. Hardwood door to front. Tiled floor. Slim line electric panel heater. Walkway through to utility.

Utility

8'8" x 4'8" (2.66m x 1.44m)

Plumbing for a washing machine. Work surface space.

Location And Transport

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 Notes

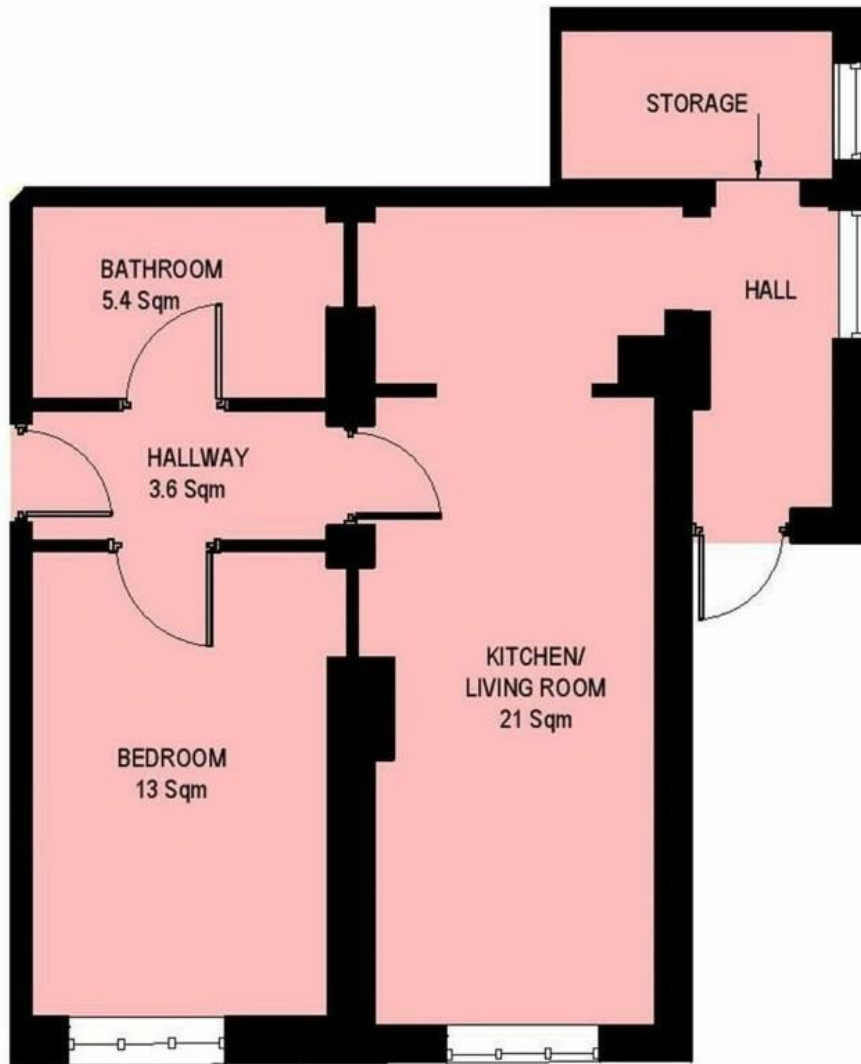
Council Tax Band: A

Energy Efficiency Rating: E

Service charge £1614.60 P.A.

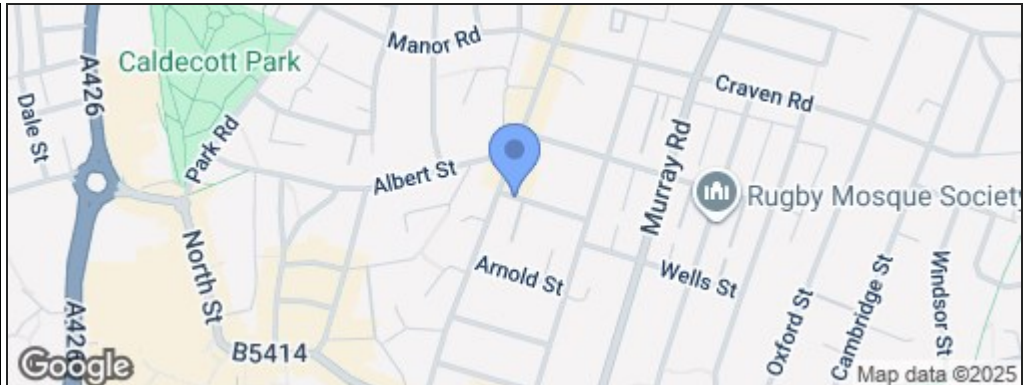
Ground rent £250.00 P.A.





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 | 54 | 54 |
| (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.