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**Crescent House, Woodside Park**  
**Offers Over £130,000**

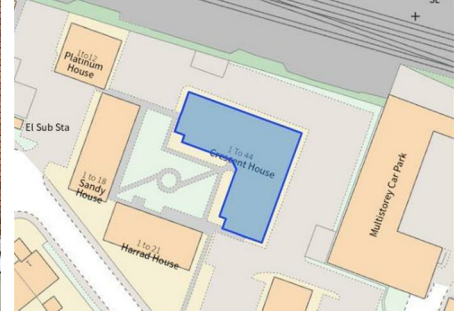
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## Crescent House, Woodside Park, Rugby

Complete Estate agents are pleased to present this beautiful one bedroom ground floor apartment, built in 2020 and offers stylish and spacious living accommodation throughout to include: entrance hallway, a spacious open plan living/dining/kitchen and French doors opening onto a Juliet style balcony. The kitchen area is fitted with a comprehensive range of contemporary high gloss units incorporating integrated fridge/freezer, washing machine, oven, hob and extractor and granite work surfaces. A large double bedroom and a contemporary shower room with wall hung vanity sink. The apartment further benefits from a secure entry system, modern oak internal doors, immaculately maintained communal areas with sensor lighting and lift. Outside there is an allocated parking space. The property is to be sold with a tenant in situ with an income of £8700.00 per annum.







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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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