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**Boughton Road, Waterside**  
**Offers Over £130,000**

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# Boughton Road, Waterside, Rugby

NO ONWARD CHAIN! Welcome to this charming ground-floor flat located on Boughton Road in Rugby. This delightful property boasts an open-plan living room/kitchen and diner, one bedroom, and one bathroom, making it a cosy and inviting space to call home. Built in 2006, this flat offers modern living with integrated appliances, perfect for those who appreciate convenience and style. The property features a full security alarm system, providing peace of mind for you and your belongings. Parking is a breeze with an allocated space for one vehicle, along with visitor parking. With only four flats within this select block, you can enjoy a sense of exclusivity. Don't miss the opportunity to make this lovely flat your own. Perfect for first-time buyers and investors. The property is conveniently located near shops, including a convenience store with a post office and two takeaway outlets. Nearby amenities include a large retail park, supermarket, and restaurants. The Oxford Canal offers scenic walks, and the property has easy access to major road and motorway networks. Rugby Railway Station provides quick access to London Euston, and there is a regular bus service to Rugby Town Center. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

**Open Plan Living/Dining/Kitchen 19'9" x 14'9" (6.02m x 4.50m)**

**Hallway 6'7" x 2'11" (2.03m x 0.91m)**

**Bedroom 15'1" x 10'7" (4.62m x 3.25m)**

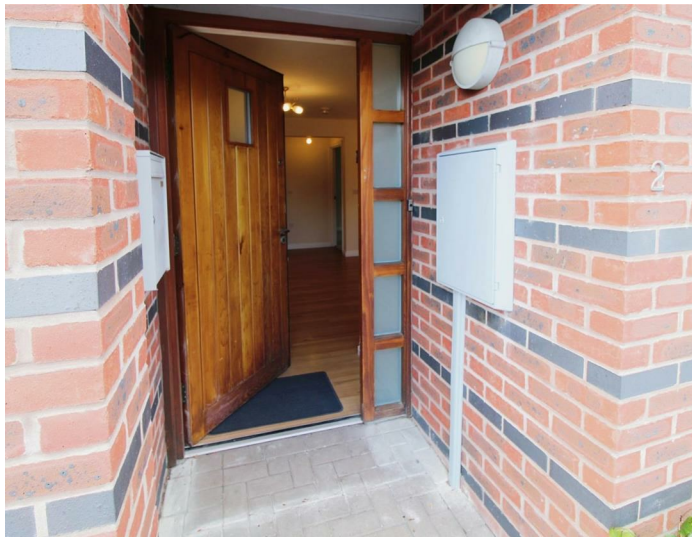
**Bathroom 7'3" x 6'7" (2.21m x 2.01m)**

## Lease details

Term: 150 years from 01/01/2006 (132 years remaining)

Ground Rent: £150.00 per annum

Service & Maintenance Charge: £1,200.00 per annum



## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR





**Floor Plan**  
Floor area 52.0 m<sup>2</sup> (559 sq.ft.)



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	78

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

TOTAL: 52.0 m<sup>2</sup> (559 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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