



Scan me to get a **detailed property report & valuation** on your house!



Follager Road, Willans Green
Offers Over £125,000

complete ●●●
ESTATE AGENTS

Follager Road, Willans Green, Rugby

Welcome to this charming first-floor apartment located on Follager Road in the delightful town of Rugby. This property boasts a modern feel with its two bedrooms, one bathroom, and a spacious reception room, perfect for relaxing or entertaining guests. Built-in 2005, this flat offers a comfortable living space spanning 624 sq ft, ideal for individuals or small families. The double glazing throughout the property ensures a warm and quiet atmosphere, allowing you to unwind after a long day. Allocated parking is available for one vehicle, making trips in and out hassle-free. Being part of a leasehold property means you can enjoy the benefits of homeownership without the added stress of maintenance. Located in a peaceful neighborhood, this property is perfect for those seeking a tranquil environment to call home. With no chain involved, you can swiftly make this lovely apartment your own and start creating new memories in this inviting space. Don't miss out on the opportunity to own this wonderful flat in Rugby. Book a viewing today and envision the possibilities that this property holds for you!

Communal Entrance Hall

Entry via the communal entrance door and stairs rising to the second floor. Entry to the apartment via hardwood door to:

Hallway

With electric panel heater. Phone entry system. Storage cupboard. Doors to:

Lounge 21'5" x 11'4" (6.55 x 3.47)

Two windows to rear aspect. Two storage heaters. Walkway through to:



Kitchen 7'6" x 7'4" (2.31 x 2.26)

Fitted with a range of base and eye level units with roll-top work surface space incorporating a stainless steel sink unit. Built-in oven, hob, and extractor fan. Space for a freestanding fridge/freezer. Space and plumbing for a washing machine. Tiling to splash areas. Cupboard housing hot water cylinder. Window to rear aspect.

Bathroom

With three piece white suite to comprise panel bath with shower over, pedestal wash hand basin and low level w.c. Tiling to all splash areas. Extractor fan. Electric shaver point. Panel heater.

Bedroom One 11'3" x 9'9" (3.45 x 2.98)

Window to front aspect. Panel heater.

Bedroom Two 8'11" x 7'6" (2.74 x 2.29)

Window to side aspect. Panel heater.

Allocated Parking

The apartment has an allocated parking space.

Tenure

Leasehold

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.

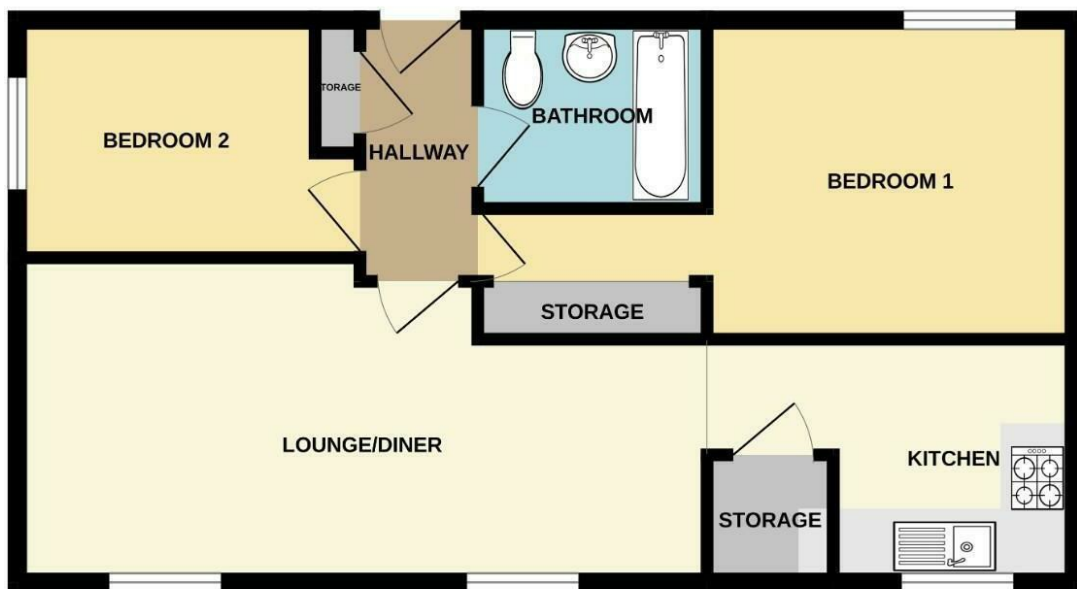
Rugby Borough Council

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





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 ©2023

| 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 | 76 | 83 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 ESTATE AGENTS