



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



King Edward Road,
Guide Price £110,000

complete ●●●
ESTATE AGENTS

King Edward Road, , Rugby

This is a modern third-floor, one-bedroom apartment set in the development 'Sophia Court'. Being conveniently located for access to Rugby Town Centre and the Railway Station. The accommodation Comprises of Communal Entrance Hall, Fitted Kitchen, Lounge/Dining Area, Double Bedroom, and Bathroom.

Communal entrance

Intercom entrance with stairs leading to the top floor.

Entrance hall

With a storage cupboard and storage space.

Living room 15'11" x 11'8" (restricted head height) (4.86m x 3.56m (restricted head height))

To the front of the property with a sitting area and a small dining area.

Kitchen 10'2" x 7'1" (3.12m x 2.18m)

Fitted kitchen with gas hob and plenty of work surface and storage.



Bedroom 15'7" (max) x 8'0" (4.75m (max) x 2.44m)

Double bedroom with a Velux window to the rear of the property with storage space.

Bathroom 6'9" x 6'6" (2.06 x 2.00)

With a shower over the bath finished with tiled walls.

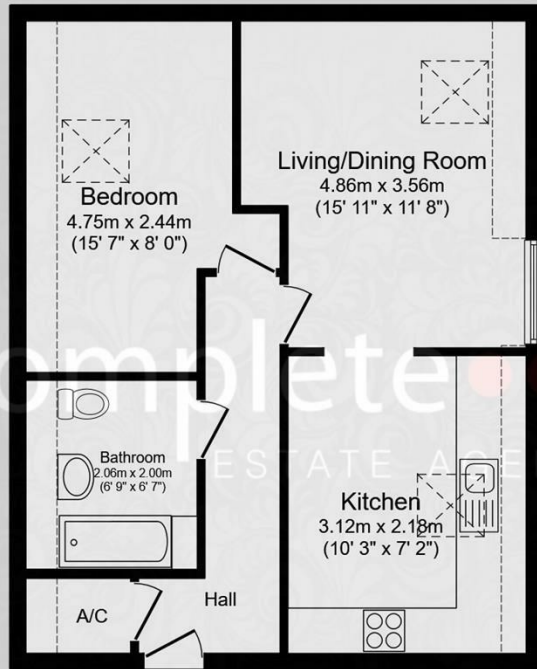
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census) 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 55.5 m² (598 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		81	81
(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	

TOTAL: 55.5 m² (598 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.

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

complete ●●●
ESTATE AGENTS