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Langtree House, Woodside Park
Offers Over £115,000

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Langtree House, Woodside Park, Rugby

Nestled in the charming area of Woodside Park, Rugby, this modern apartment offers a delightful living experience. Built in 2016, the property boasts a contemporary design and is well-suited for individuals or couples seeking a comfortable home.

Spanning an area of 592 square feet, the apartment features a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The single bedroom is thoughtfully designed to maximise space and light, ensuring a peaceful retreat at the end of the day. The bathroom is well-appointed, offering both functionality and style.

One of the standout features of this property is the convenience of parking for one vehicle, a valuable asset in today's busy world. The location in Woodside Park is ideal, providing easy access to local amenities, parks, and transport links, making it a great choice for those who commute or enjoy exploring the surrounding area.

This apartment presents an excellent opportunity for anyone looking to invest in a modern, low-maintenance home in a desirable location. With its appealing features and contemporary finish, it is sure to attract interest from prospective buyers or renters alike.

There is currently a tenant in situ paying £710.00pcm / £8520.00pa. The property may also be bought with vacant possession.

Entrance Hallway

Entrance hall with storage cupboard and access doors to all reception rooms.

Open Plan Living Area 17'5 x 15'10 (5.31m x 4.83m)

A modern spacious open plan living space. The kitchen features a range of wall and mount base units. Integrated appliances include; cooker with four ring electric hob and extractor fan, fridge freezer, washing machine and stainless steel sink. In the lounge area there is space for a sofa and dining table, and a lovely Juliet balcony to front aspect.

Bedroom 12'2" x 9'8" (3.73m x 2.97m)

A good size bedroom featuring built in wardrobes and two windows to front.



Bathroom

Fitted bathroom with built in bath and shower, wash hand basin, low level WC, towel rail and fan.

Off Road Allocated Parking

The property benefits from one allocated parking space to front.

Woodside Park

Woodside Park is just 10 minutes walk from Rugby Town Centre and 5 minutes walk to Rugby train station which is served by London North Western Railway and Avanti West Coast trains. Rugby to London Euston is less than 50 minutes by fast train and Birmingham 20 minutes. This is just one of the reasons why Rugby has become extremely popular with many commuters.

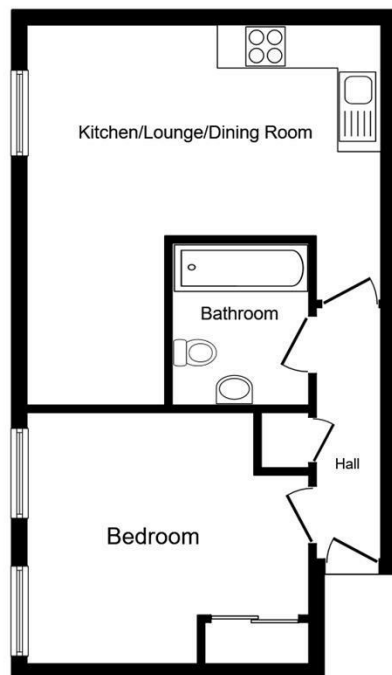
About Rugby

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.

Tenure

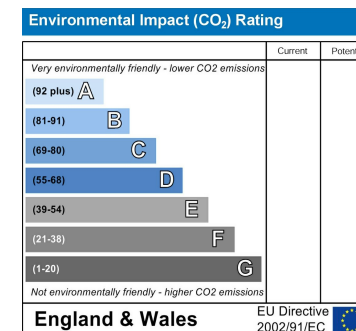
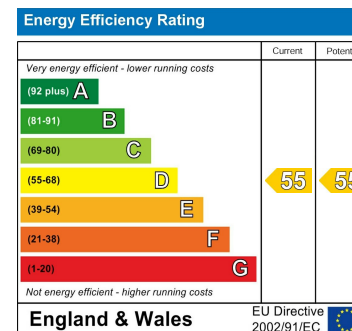
Professional Tenant in situ. £710.00pcm/£8520.00pa





Floor Plan

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



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