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Signalman Court,  
Guide Price £160,000

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ESTATE AGENTS

# Signalman Court, , Rugby

Welcome to Hearth House, a modern apartment located in the desirable Technology Drive/Junction One area of Rugby. This contemporary residence, built in 2017, offers a perfect blend of comfort and style, making it an ideal choice for both first-time buyers and those looking to downsize.

Spanning an impressive 650 square feet, this apartment features a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying a quiet evening in. The property boasts two well-proportioned bedrooms, ensuring ample space for relaxation and privacy. Additionally, there are two bathrooms, which add convenience for both residents and visitors alike.

This top-floor flat offers a surprisingly quiet and private place to live. There are no other adjoining flats, apart from the flat below, and the landing is not shared by any other residents.

The apartment has a dedicated parking space for one vehicle in an enclosed car park. There are also visitors parking spaces. A locked communal store can be used for bikes or other small items. The modern design and thoughtful layout of the property create a functional living space that caters to the needs of contemporary life.

## Communal Entrance Hall

Secure entry for only 3 apartments in the block. Stairs leading to top floor.

## Private Landing Area

Private landing not shared by anyone else.

## Entrance Hall

Wall mounted entry phone, carpeted throughout, double glazed window to rear aspect, wall mounted temperature control thermostat, useful storage cupboard, a telephone point if required as a home office room for a desk and doors to all rooms in the apartment.

## Open Plan Modern Kitchen/Lounge/Dining

17'4" x 12'11" (5.29 x 3.94)

Triple aspect views from kitchen/living area across Rugby.



## Modern Kitchen Area

Having base, drawer and wall units with worktops over, sink with drainer, integral gas hob with overhead extractor unit, electric oven, spaces for a fridge-freezer, washing machine and dishwasher or tumble dryer, wall mounted boiler and double glazed window to rear aspect.

## Lounge/Dining Area

Two double glazed windows to side and front aspects, two radiators, wall mounted temperature control thermostat, communal satellite dish connection point and a phone socket.

## Master Bedroom

Double glazed window to side aspect, bedroom will allow for a king sized bed, radiator and door leading into ensuite.

## Modern Ensuite Shower Room

Low level wc, shower cubicle with electric shower unit, wash hand basin, tiling to splash back areas, heated towel rail and extractor unit.

## Bedroom Two

Double glazed window to side aspect and radiator.

## Modern Family Bathroom

Low level wc, wash hand basin, panelled bath with overhead mains shower unit, tiling to splash back areas, double glazed window to rear aspect, heated towel rail and extractor unit.

## Allocated Parking Space

Enclosed parking area with dedicated parking space and visitor parking spaces. Allocated space is marked as number 20.

## Communal Storage and Bin Store

Communal locked store cupboard for bikes etc and communal bin store.

## Charges

Annual Ground Rent £379.28

Annual Service Charge £1,444.69

Correct as of 2024-2025 financial year



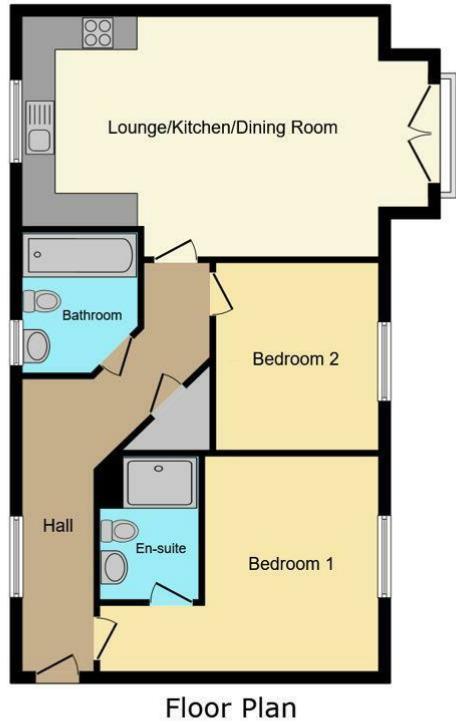
## About Rugby

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



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](http://www.Propertybox.io)



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	85	85
(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.